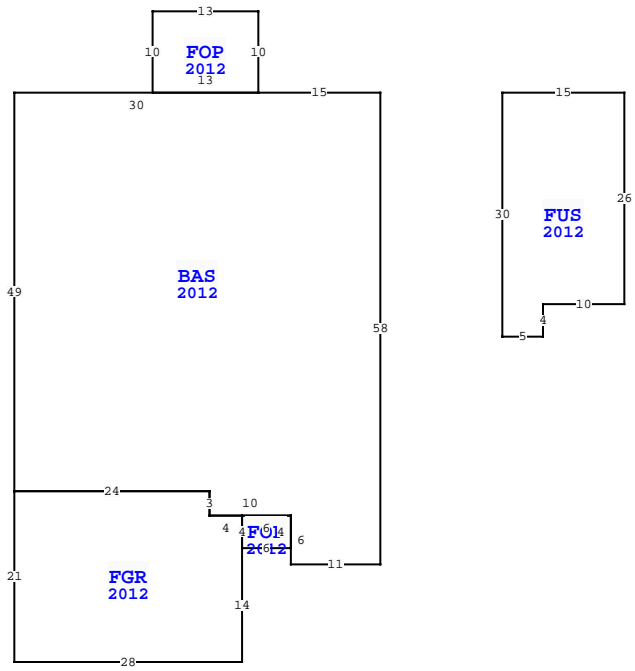


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4063.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	2,334	100	2012	2,334
FGR	576	55	2012	317
FOP	24	30	2012	7
FOP	130	30	2012	39
FUS	410	100	2012	410
TOTALS	3,474			3,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2019		351,837	2012	2012	0	0	5.65	94.35
					Heated Area: 2744						
					HX Base Yr 2019						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,958
TOTAL MARKET OB/XF VALUE			4,988
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			461,946
SOH/AGL Deduction			184,962
ASSESSED VALUE			276,984
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			226,262
TOTAL JUST VALUE			461,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25851	CO ISSUED	0	07/26/2012
E25023	NEW CONSTR	0	05/01/2012
M17169	H/AC	0	05/01/2012
P15830	NEW CONSTR	0	04/01/2012
B25851	NEW CONSTR	305,653	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0571	2/07/2022	WD	U	I	11	104,000
GRANTOR: BATTEN LARRY D JR						
GRANTEE: BATTEN LARRY D JR &						
2251/1066	1/16/2019	QC	U	I	11	100
GRANTOR: BATTEN AMY E						
GRANTEE: BATTEN LARRY D JR						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	1,253.00	SF	4.00	4.00	100	2012	2012	3	92	4,611	
2	0810	CONCRETE A	0	100	21	63.00	SF	6.50	6.50	100	2012	2012	3	92	377	

TOTAL OB/XF										4,988							
97038 BLUFF VIEW CIR, YULEE										BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	04/03/2025	MLU
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2012] W15 FOP=[YR=2012] N10 W13 S10 E13\$ W30 S49									
FGR=[YR=2012] S21 E28 N14 FOP=[YR=2012] E6 N4 W6 S4\$ N4 W4									
N3 W24\$ E24 S3 E10 S6 E11 N58\$ PTR=E15 FUS=[YR=2012] E15 S26									
W10 S4 W5 N30\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,988				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							