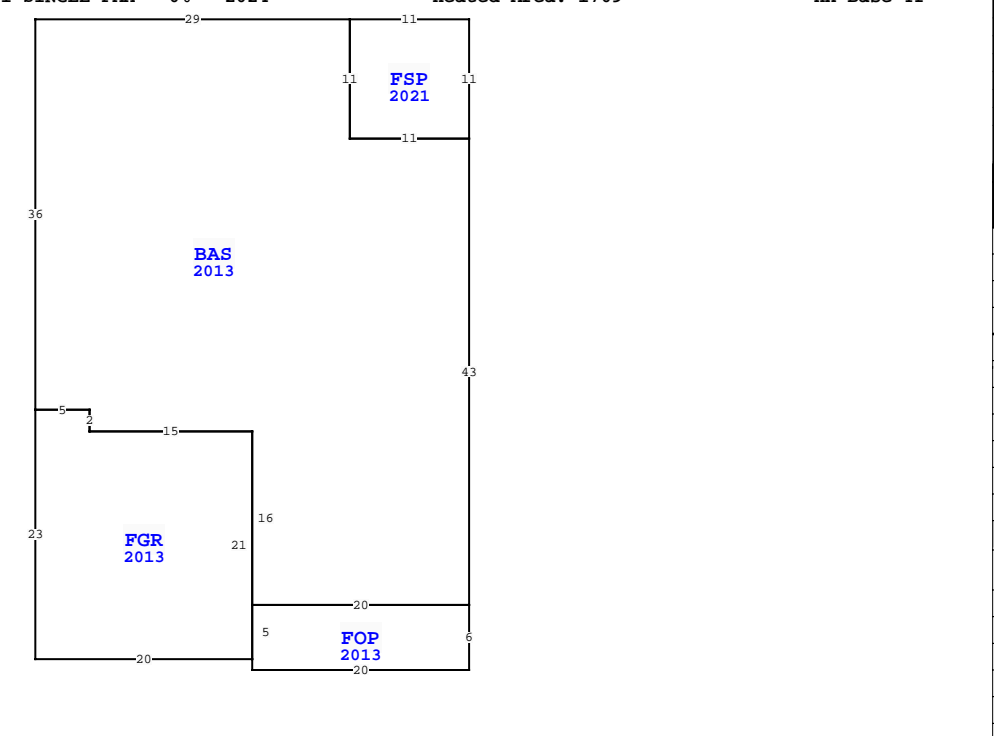


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,029	127.9586	127.96	259,631	2013	2013	0	0	5.15	94.85



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	SUBAREA MARKET VALUE
BAS	1,709	100	2013	1,709	207,422
FGR	430	55	2013	236	28,644
FOP	120	30	2013	36	4,370
FSP	121	40	2021	48	5,826
TOTALS	2,380			2,029	246,260

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	246,260		
TOTAL MARKET OB/XF VALUE	7,207		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	378,467		
SOH/AGL Deduction	9,447		
ASSESSED VALUE	369,020		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	369,020		
TOTAL JUST VALUE	378,467		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	335,473		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327250	CO ISSUED	0	01/21/2014
B1327250	NEW CONSTR	204,485	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/78	6/08/2023	SW U	I	I	37	628,800
GRANTOR: VM PRONTO LLC						
GRANTEE: CBAR ASSET COMPANY						
2508/1539	10/20/2021	SW U	I	I	30	100
GRANTOR: ARVM 5 LLC						
GRANTEE: VM PRONTO LLC						

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	0811	CONCRETE B	0	0	0		5.20	5.20	100	2013	2013	3	93	3,859	
2	0855	CONC PAVER	0	0	24	15	10.00	10.00	100	2013	2013	3	93	3,348	

97533 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 04/03/2025	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2021] W11 BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E20 FOP=[YR=2013] S1 E20 N6 W20 S5 \$ N21 W15 N2 W5 \$ E5 S2 E15 S16 E20 N43 W11 N11 \$ S11 E11 N11 \$.	

LAND DESCRIPTION																TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000								

REVIEW DATE 01/03/2022 BY kw Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																								
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