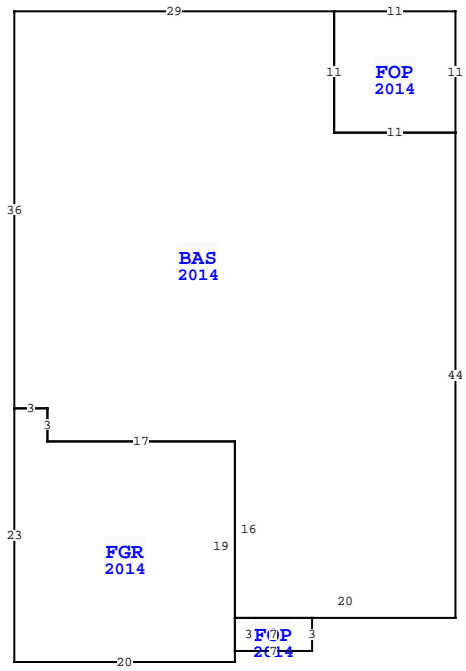




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating 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
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
BAS	1,750	100	2014
FGR	409	55	2014
FOP	21	30	2014
FOP	121	30	2014
TOTALS	2,301		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,017	127.3118	127.31	256,784	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2020										Heated Area: 1750	
										HX Base Yr 2020	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			244,844
TOTAL MARKET OB/XF VALUE			10,508
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			380,352
SOH/AGL Deduction			159,978
ASSESSED VALUE			220,374
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			169,652
TOTAL JUST VALUE			380,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428718	CO ISSUED	0	08/11/2014
B1428718	NEW CONSTR	209,034	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/1248	7/09/2019	WD Q	Q	I	01	232,000
GRANTOR: ZINGLER LUCAS ALLAN &						
GRANTEE: PADGETT GRACE V						
1937/1751	9/11/2014	SW Q	Q	I	02	169,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZINGLER LUCAS ALLAN						

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	100	0	1,096.00	SF	5.20	5.20	100	2014	2014	3	94	5,357	
2	0476	VF 6 SBPL	0	100	0	180.00	LF	32.00	32.00	100	2014	2014	3	85	4,896	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

97481 BLUFF VIEW CIR, YULEE										BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	04/03/2025	MLU
										XF DATE			AG DATE				
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2014] W11 BAS=[YR=2014] W29 S36 FGR=[YR=2014] S23 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 \$ N19 W17 N3 W3 \$ E3 S3 E17 S16 E20 N44 W11 N11 \$ S11 E11 N11 \$.									

LAND DESCRIPTION										TOTAL OB/XF										10,508				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							