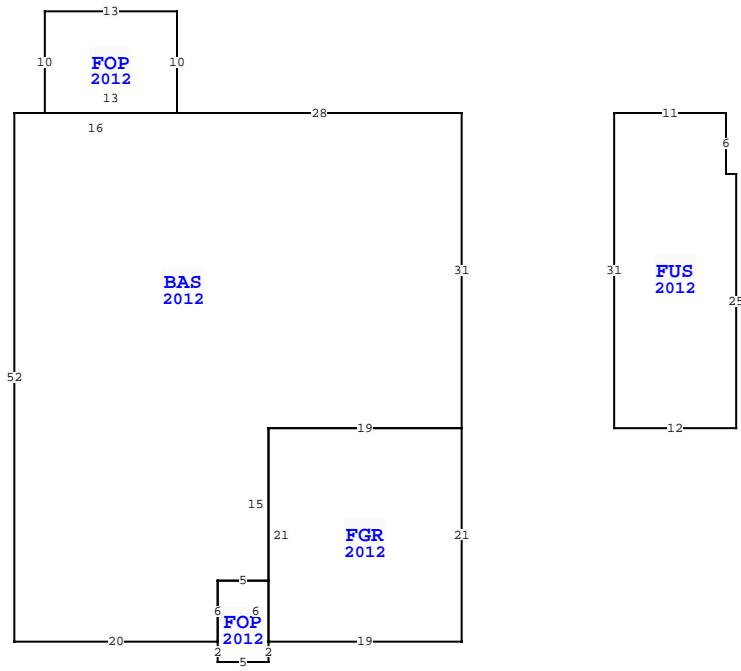


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,859	100	2012
FGR	399	55	2012
FOP	40	30	2012
FOP	130	30	2012
FUS	366	100	2012
TOTALS	2,794		

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%	- 2025								
				Heated Area:	2225			HX Base Yr	2025		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			295,314
TOTAL MARKET OB/XF VALUE			5,238
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			425,552
SOH/AGL Deduction			0
ASSESSED VALUE			425,552
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			374,830
TOTAL JUST VALUE			425,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25595	CO ISSUED	0	06/07/2012
E24816	NEW CONSTR	0	03/01/2012
M16996	H/AC	0	03/01/2012
B25595	NEW CONSTR	247,052	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/801	5/22/2023	WD Q	Q	I	01	407,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DANIELSON STEPHEN &						
2583/1435	8/09/2022	WD U	U	I	37	408,300
GRANTOR: NICHOLSON MARK A &						
GRANTEE: OPENDOOR PROPERTY T						

EXTRA FEATURES		97263 BLUFF VIEW CIR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0810	CONCRETE A	0 100
3	0476	VF 6 SBPL	0 100

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	802.00	SF	5.20	5.20	100	2012	2012	3	92	3,837	
2	0810	CONCRETE A	0	100	7	21.00	SF	6.50	6.50	100	2012	2012	3	92	126	
3	0476	VF 6 SBPL	0	100	0	48.00	LF	32.00	32.00	100	2013	2013	3	83	1,275	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2012] W28 FOP=[YR=2012] N10 W13 S10 E13\$ W16 S52 E20 FOP=[YR=2012] S2 E5 N2 FGR=[YR=2012] E19 N21 W19 S21\$ N6 W5 S6\$ N6 E5 N15 E19 N31\$ PTR=E15 FUS=[YR=2012] E11 S6 E1 S25 W12 N31\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,238							
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							