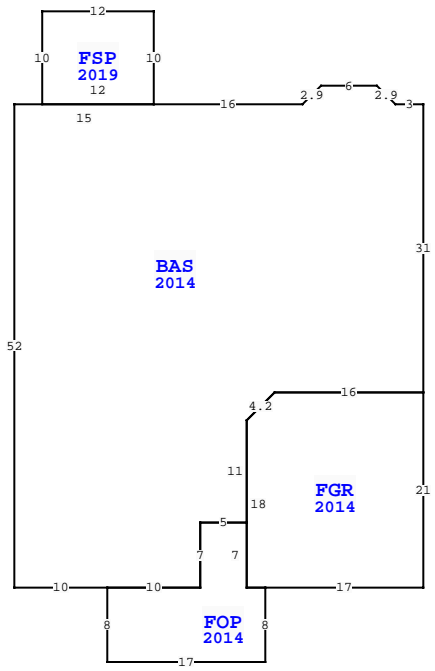


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
BAS	1,875
FGR	395
FOP	171
FSP	120
TOTALS	2,561

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%	2020	1875	126.238	126.23	276,570	2014	2014	0	0	4.65	95.35
Heated Area: 1875 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	263,709		
TOTAL MARKET OB/XF VALUE	10,839		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	399,548		
SOH/AGL Deduction	224,128		
ASSESSED VALUE	175,420		
TOTAL EXEMPTION VALUE	HX HB WX SX 105,722		
BASE TAXABLE VALUE	69,698		
TOTAL JUST VALUE	399,548		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	357,150		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428915	CO ISSUED	0	10/14/2014
B1428914	NEW CONSTR	229,169	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/217	4/15/2025	WD Q	Q	I	01	390,000
GRANTOR: PATCH YVETTE						
GRANTEE: MOORE OLIVER MICHAEL						
2784/213	4/15/2025	WD U	U	I	11	100
GRANTOR: HERNANDEZ TRICIA L						
GRANTEE: PATCH PATRICIA YVETTE						

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	0		866.00	5.20	100	2014	2014	3	94	4,233	
2	0476	VF 6 SBPL	0	100	0	0		220.00	32.00	100	2017	2017	3	90	6,336	
3	0470	VNVL GATE	0	100	0	0		1.00	300.00	100	2017	2017	3	90	270	

TOTALS		97195 BLUFF VIEW CIR, YULEE	
BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
			04/03/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W3 L2 U2 W6 D2 L2 W16 FSP=[YR=2019] N10 W12 S10 E12 \$ W15 S52 E10 FOP=[YR=2014] S8 E17 N8 FGR=[YR=2014] E17 N21 W16 D3 L3 S18 E2 \$ W2 N7 W5 S7 W10 \$ E10 N7 E5 N11 U3 R3 E16 N31 \$.	

LAND DESCRIPTION		TOTAL OB/XF												10,839										
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							