LOT 73
IN OR 2114/107
ROSES BLUFF SUB PB 7/110

OLIVER RICHARD F
97137 BLUFF VIEW
YULEE, FL 32097

2025

42-3N-28-1870-0073-0000

BUILDING CHARACTERISTICS

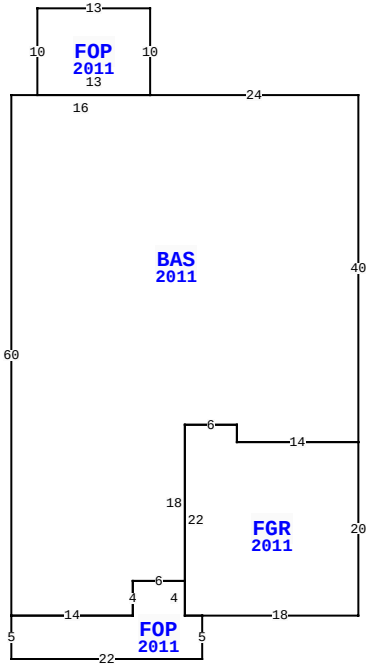
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2011	1,964	222,465
FGR	412	55	2011	227	25,713
FOP	130	30	2011	39	4,418
FOP	134	30	2011	40	4,531
TOTALS	2,640			2,270	257,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	120.6282	120.63	273,830	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2018 Heated Area: 1964 HX Base Yr 2018



97137 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,126
TOTAL MARKET OB/XF VALUE		4,781
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		386,907
SOH/AGL Deduction		161,521
ASSESSED VALUE		225,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,664
TOTAL JUST VALUE		386,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24637	CO ISSUED	0	09/22/2011
M16209	H/AC	0	05/01/2011
P14766	NEW CONSTR	0	05/01/2011
E23436	NEW CONSTR	0	05/01/2011
B24637	NEW CONSTR	221,074	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0107	4/17/2017	WD	U	I	38	178,000
GRANTOR: SPROW JONATHAN PETER						
GRANTEE: OLIVER RICHARD F						
1796/0164	5/24/2012	WD	Q	I	02	165,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SPROW JONATHAN PETE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 FOP=[YR=2011] N10 W13 S10 E13$ W16 S60 FOP=[YR=2011] S5 E22 N5 FGR=[YR=2011] E18 N20 W14 N2 W6 S22 E2$ W2 N4 W6 S4 W14$ E14 N4 E6 N18 E6 S2 E14 N40$.

EXTRA FEATURES

LN	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	0	1,133.00	SF	4.00	4.00	100	2011	2011	3	91	4,124	
2	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	2011	2011	3	91	657	

LAND DESCRIPTION

TOTAL OB/XF 4,781

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS