LOT 24
ROSES BLUFF SUB PB 7/110

CARTER ELLEN
97388 BLUFF VIEW CIR
YULEE, FL 32097

2026

42-3N-28-1870-0024-0000

BUILDING CHARACTERISTICS

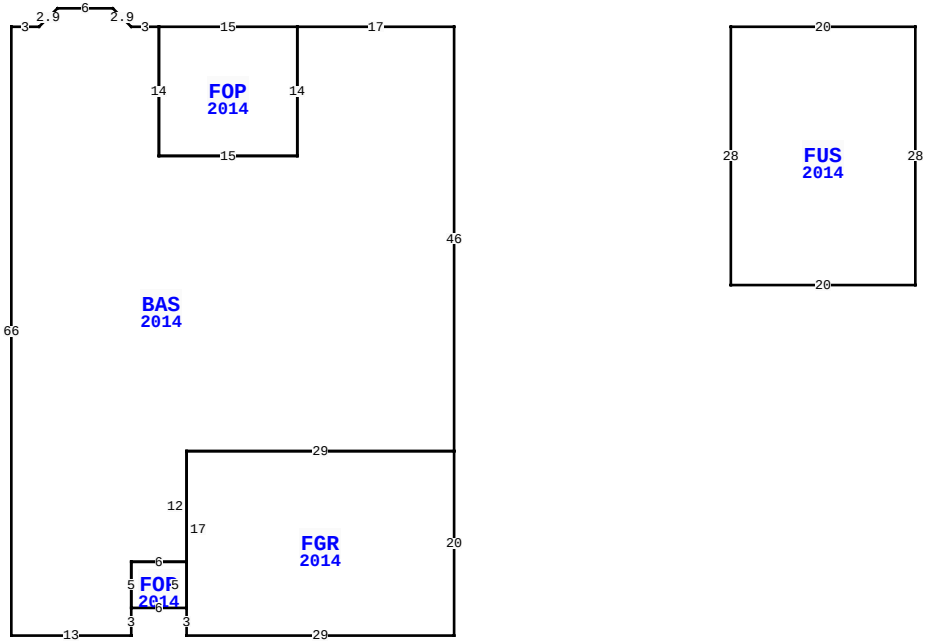
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,346	100	2014	2,346	257,075
FGR	580	55	2014	319	34,956
FOP	30	30	2014	9	986
FOP	210	30	2014	63	6,903
FUS	560	100	2014	560	61,365
TOTALS	3,726			3,297	361,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,297	110.0274	115.53	380,902	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2023 Heated Area: 2906 HX Base Yr 2023



97388 BLUFF VIEW CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,286
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		486,286
SOH/AGL Deduction		10,969
ASSESSED VALUE		475,317
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,906
TOTAL JUST VALUE		486,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327482	CO ISSUED	0	03/24/2014
P1316751	NEW CONSTR	0	08/01/2013
B1327482	NEW CONSTR	335,957	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1327	2/16/2022	WD	Q	I	01	452,000
GRANTOR: COATES PORSHA V						
GRANTEE: CARTER ELLEN						
1918/0293	5/06/2014	SW	Q	I	01	266,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COATES PORSHA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] W15 S14 E15 N14 $ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $ PTR= E30 FUS=[YR=2014] E20 S28 W20 N28 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	RES MARSH	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 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS