LOT 25
ROSES BLUFF SUB PB 7/110

FIFE STEPHEN WILLIAM & JENNIFER LYNN
97378 BLUFF VIEW CIR
YULEE, FL 32097

2026

42-3N-28-1870-0025-0000

BUILDING CHARACTERISTICS

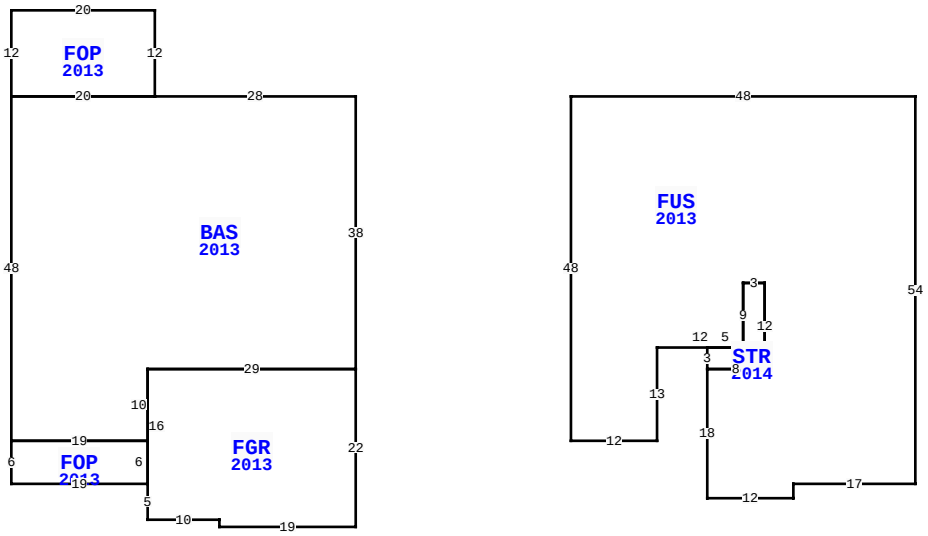
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,014	100	2013	2,014	203,373
FGR	628	55	2013	345	34,838
FOP	114	30	2013	34	3,434
FOP	240	30	2013	72	7,270
FUS	2,360	100	2013	2,360	238,311
STR	51	10	2014	5	505
TOTALS	5,407			4,830	487,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,830	102.0390	107.14	517,486	2013	2013	0	0	0	5.75	94.25

1 SINGLE FAM 100% - 2025 Heated Area: 4374 HX Base Yr 2025



97378 BLUFF VIEW CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	487,731
TOTAL MARKET OB/XF VALUE	69,410
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	682,141
SOH/AGL Deduction	0
ASSESSED VALUE	682,141
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	630,730
TOTAL JUST VALUE	682,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707569	SCRN ENCLSRE	27,919	12/01/2017
B1706992	SWIM POOL	82,500	08/04/2017
B1327013	CO ISSUED	0	09/24/2013
B1327013	NEW CONSTR	0	03/01/2013
B24888	NEW CONSTR	278,512	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/117	11/13/2024	WD	Q	I	02	815,000
GRANTOR: LASTER BRITTANY & CLA						
GRANTEE: FIFE STEPHEN WILLIA						
2583/0765	8/02/2022	WD	Q	I	01	785,000
GRANTOR: MICKLER JUDD P & KIMB						
GRANTEE: LASTER BRITTANY & C						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=30,0] E48 S54 W17 S2 W12 N18 E8 N12 W3 S9 W12 S13 W12 N48 $
BAS=[YR=2013;ORIG=0,0] W28 W20 S48 E19 N10 E29 N38 $
FGR=[YR=2013;ORIG=-29,54] S5 E10 S1 E19 N22 W29 S16 $
FOP=[YR=2013;ORIG=-28,0] N12 W20 S12 E20 $
FOP=[YR=2013;ORIG=-48,48] S6 E19 N6 W19 $
STR=[YR=2014;ORIG=49,38] N3 E5 N9 E3 S12 W8 $
PTR=[ORIG=0,0] E30 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
6	0911	SCRN RM A	0	100	0	0	1,200.00	SF	18.00	18.00	100	2017	2017	3	70	15,120	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 69,410

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