

LOT 32
ROSES BLUFF SUB PB 7/110

LEWIS TERRY L & PATRICIA A
97300 BLUFF VIEW CIRCLE
YULEE, FL 32097

2026

42-3N-28-1870-0032-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																							
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																								
Exterior Wall	31	HARDIE BRD 70				0100	01	2,590	111.7872	117.38	304,014	2012	2012	0	0	0	6.15	93.85	STANDARD																						
Exterior Wall	16	WD FR STUC 30				1 SINGLE FAM 100% - 2021												Heated Area: 2185												HX Base Yr 2021											
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	4	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 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	2,185	100	2012	2,185	240,702																																				
FGR	607	55	2012	334	36,794																																				
FOP	30	30	2012	9	991																																				
FOP	130	30	2012	39	4,296																																				
PTO	455	5	2019	23	2,534																																				
TOTALS						3,407		2,590	285,317																																
EXTRA FEATURES						97300 BLUFF VIEW CIR, YULEE																																			
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																										
3	0911	SCRN RM A	0 100	15 10	150.00	SF	18.00	18.00	100	2025	2019		78	2,106																											
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=2012;ORIG=0,0] W15 W30 S44 E25 S3 E3 S4 E6 S7 E11 N58 \$																																									
FGR=[YR=2012;ORIG=-45,44] S22 E28 N10 N9 W3 N3 W25 \$																																									
FOP=[YR=2012;ORIG=-15,0] N10 W13 S10 E13 \$																																									
FOP=[YR=2012;ORIG=-17,56] E6 N5 W6 S5 \$																																									
PTO=[YR=2019;ORIG=0,0] W15 N10 W13 S10 W10 N10 W4 N5 E2 N5 E13 S5 E13 S5 E14 S10 \$																																									
.																																									
LAND DESCRIPTION						TOTAL OB/XF 2,106																																			
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																								
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																																									