

LOT 53
IN OR 1503/81
ROSES BLUFF SUB PB 7/110

ROBBINS JOHN H & SONYA G
97595 BLUFF VIEW CIRCLE
YULEE, FL 32097

2026

42-3N-28-1870-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
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	4	100
Bathrooms	3.5	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	2,564	100	2007	2,564	273,560
FGR	838	55	2007	461	49,185
FOP	80	30	2007	24	2,560
FOP	316	30	2007	95	10,136
FUS	474	100	2007	474	50,572

TOTALS	4,272			3,618	386,013
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	0	0	1,065.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2026	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,618	111.6045	117.18	423,957	2007	2007	0	0	8.95	91.05
1 SINGLE FAM 100% - 2008 Heated Area: 3038 HX Base Yr 2008											

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
97595 BLUFF VIEW CIR, YULEE							

TOTAL OB/XF											
50,791											

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		386,013	
TOTAL MARKET OB/XF VALUE		50,791	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		561,804	
SOH/AGL Deduction		266,252	
ASSESSED VALUE		295,552	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		239,141	
TOTAL JUST VALUE		561,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20969	SWIM POOL	33,858	01/01/2008
B20968	SCRN ENCLOSURE	9,846	01/01/2008
M12120	MECH OTHER	0	10/01/2006
C17988	CO ISSUED	0	06/01/2006
E0617565	ELEC OTHER	4,000	06/01/2006
B0617988	NEW CONSTR	261,096	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0503/0081	6/04/2007	WD	Q	I	
					389,000

GRANTOR: AMERICAN HOMEBUILDERS					
GRANTEE: ROBBINS JOHN H & SO					

BUILDING NOTES					
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BUILDING DIMENSIONS									
BAS=[YR=2007] W24 FOP=[YR=2007] N4 W33 S4 D3 R3 S4 E25 N4 U3 R3 E2 \$ W2 D3 L3 S4 W25 N4 U3 L3 W7 D3 L3 S37 FGR=[YR=2007] S37 E10 S2 E12 N39 W22 \$ E25 FOP=[YR=2007] S5 E9 N10 W7 S5 W2 \$ E2 N5 E7 S8 E13 N2 E8 S4 E12 N45 \$ PTR=E30 FUS=[YR=2007] E25 S21 W8 N3 W17 N18 \$ W30 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	125,000	PRINTED 07/09/2026 BY SYS
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