LOT 59
IN OR 1933/1734
ROSES BLUFF SUB PB 7/110

FREEMAN CHELSY S
97497 BLUFF VIEW CIRCLE
YULEE, FL 32097

2026

42-3N-28-1870-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

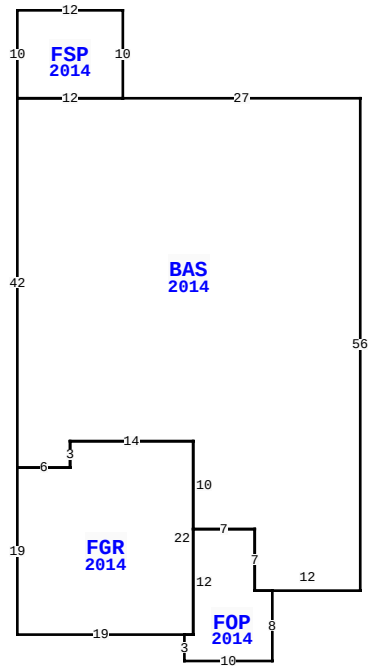
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,813	100	2014	1,813	219,425
FGR	422	55	2014	232	28,078
FOP	124	30	2014	37	4,478
FSP	120	40	2014	48	5,810
TOTALS	2,479			2,130	257,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	121.5249	127.60	271,788	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2026 Heated Area: 1813 HX Base Yr



97497 BLUFF VIEW CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,791
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	382,791
SOH/AGL Deduction	0
ASSESSED VALUE	382,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,791
TOTAL JUST VALUE	382,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428553	CO ISSUED	0	07/29/2014
B1428553	NEW CONSTR	220,009	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1734	8/21/2014	SW	Q	I	01	182,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FREEMAN CHELSY S						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 FSP=[YR=2014] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S3 E10 N8 W2 N7 W7 S12
W1 $ E1 N22 W14 S3 W6 $ E6 N3 E14 S10 E7 S7 E12 N56 $.

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	000100	C	RES	0	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