LOT 6
IN OR 1730/1384
ROSES BLUFF SUB PB 7/110

CONLEY KRISTEN
97646 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0006-0000

BUILDING CHARACTERISTICS

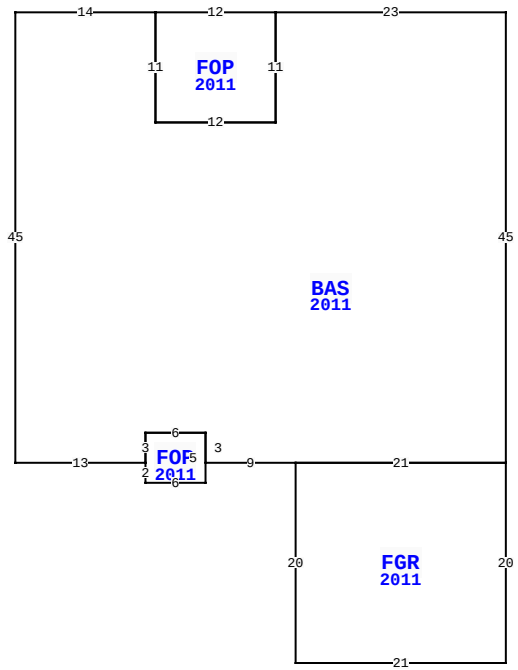
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2,055	229,067
FGR	420	55	231	25,749
FOP	30	30	9	1,004
FOP	132	30	40	4,459
TOTALS	2,637		2,335	260,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	98.9604	117.52	274,409	2011	2011	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2012 Heated Area: 2055 HX Base Yr 2012



97646 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
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		260,277
TOTAL MARKET OB/XF VALUE		4,269
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		339,546
SOH/AGL Deduction		163,726
ASSESSED VALUE		175,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,820
TOTAL JUST VALUE		339,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24118	CO ISSUED	0	02/24/2011
M15852	H/AC	0	12/01/2010
P14550	NEW CONSTR	0	12/01/2010
B24118	NEW CONSTR	227,508	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1730/1384	3/22/2011	WD	Q	I	01	178,000
GRANTOR: D R HORTON INC						
GRANTEE: CONLEY KRISTEN						
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=2011] W23 FOP=[YR=2011] W12 S11 E12 N11$ S11 W12 N11 W14 S45 E13 FOP=[YR=2011] S2 E6 N5 W6 S3$ N3 E6 S3 E9 FGR=[YR=2011] S20 E21 N20 W21$ E21 N45$.

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	0811	CONCRETE B	0	100	0	0	759.00	SF	5.20	5.20	100	2011	2011	3	93	3,671	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2011	2011	3	93	598	

LAND DESCRIPTION

TOTAL OB/XF 4,269

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	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/13/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS