

LOT 75
ROSES BLUFF SUB PB 7/110

CONLEY JAY M &/FLEMING KATHLEEN M
97101 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,862	100	1,862	214,211
FGR	412	55	227	26,115
FOP	40	30	12	1,380
FOP	143	30	43	4,946
PTO	132	5	7	805

TOTALS 2,589 2,151 247,459

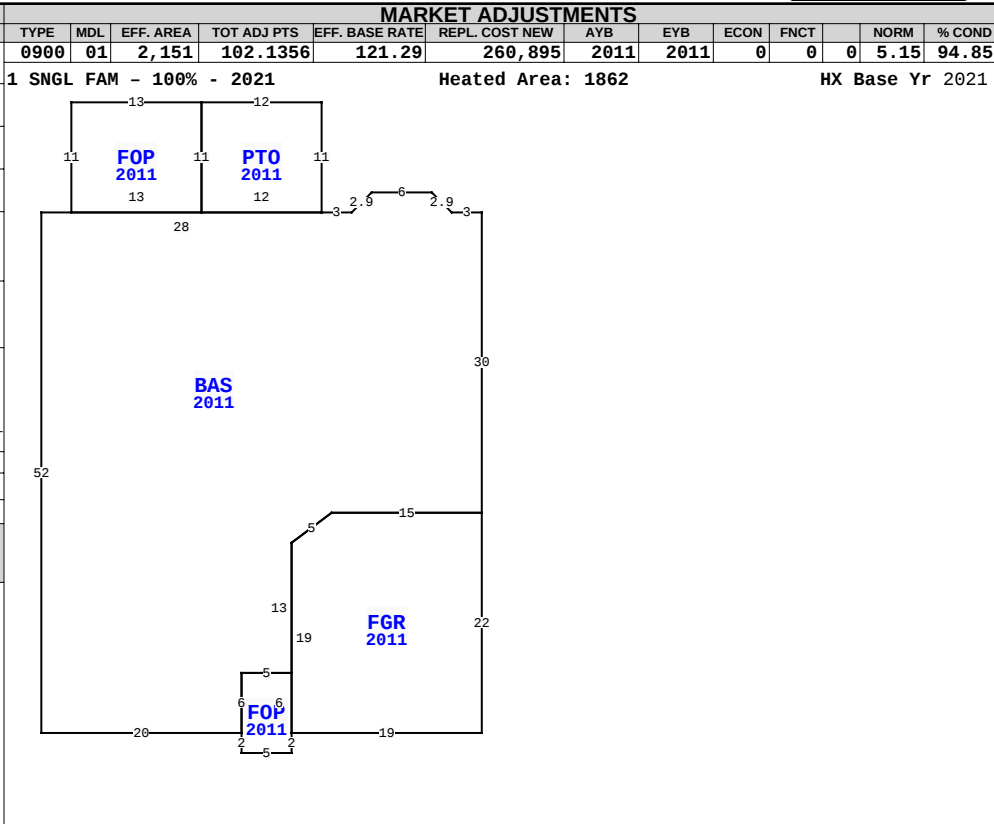
EXTRA FEATURES

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
1	0812	CONCRETE C	0	100	0	0	1,094.00	SF	4.00	4.00	100	2011	2011	3	93	4,070	
6	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2011	2011	3	93	562	
7	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2014	2014	3	78	32,487	
8	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2014	2014	3	78	6,739	
9	0830	FLAGSTONE	0	100	0	0	327.00	SF	12.00	12.00	100	2014	2014	3	95	3,728	
10	1076	TRELLIS A	0	100	0	0	130.00	SF	7.50	7.50	100	2014	2014	3	78	761	
11	0855	CONC PAVER	0	100	0	0	205.00	SF	10.00	10.00	100	2014	2014	3	95	1,948	

LAND DESCRIPTION

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	000134	C	SFR POND	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 05/02/2018 BY KWX



97101 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	06/15/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 50,295

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	000134	C	SFR POND	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							

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,459
TOTAL MARKET OB/XF VALUE		50,295
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,754
SOH/AGL Deduction		106,680
ASSESSED VALUE		266,074
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		166,074
TOTAL JUST VALUE		372,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100424	(1) DOOR	2,463	01/15/2021
B1428826	SWIM POOL	30,800	05/01/2014
B24869	C0 ISSUED	0	11/16/2011
M16483	H/AC	0	08/01/2011
E23652	NEW CONSTR	0	07/01/2011
P14879	NEW CONSTR	0	07/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2409/0872	11/18/2020	WD Q	I 01
GRANTOR: FARMER KAREN & LAWREN			
GRANTEE: CONLEY JAY M & KATH			
1930/0969	7/24/2014	QC U	I 11
GRANTOR: DRH ENERGY INC			
GRANTEE: FARMER KAREN			

OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
2409/0872	11/18/2020	WD Q	I 01	355,000
GRANTOR: FARMER KAREN & LAWREN				
GRANTEE: CONLEY JAY M & KATH				
1930/0969	7/24/2014	QC U	I 11	100
GRANTOR: DRH ENERGY INC				
GRANTEE: FARMER KAREN				

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2011] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2011] N11	
W12 FOP=[YR=2011] W13 S11 E13 N11\$ S11 E12\$ W28 S52 E20	
FOP=[YR=2011] S2 E5 N2 FGR=[YR=2011] E19 N22 W15 D3 L4	
S19\$ N6 W5 S6\$ N6 E5 N13 U3 R4 E15 N30\$.	

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BAS=[YR=2011] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2011] N11	
W12 FOP=[YR=2011] W13 S11 E13 N11\$ S11 E12\$ W28 S52 E20	
FOP=[YR=2011] S2 E5 N2 FGR=[YR=2011] E19 N22 W15 D3 L4	
S19\$ N6 W5 S6\$ N6 E5 N13 U3 R4 E15 N30\$.	

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