LOT 1
ESMT PT OR 1389/643
ROSES BLUFF SUB PB 7/110

CONOVER ERIKA
97714 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

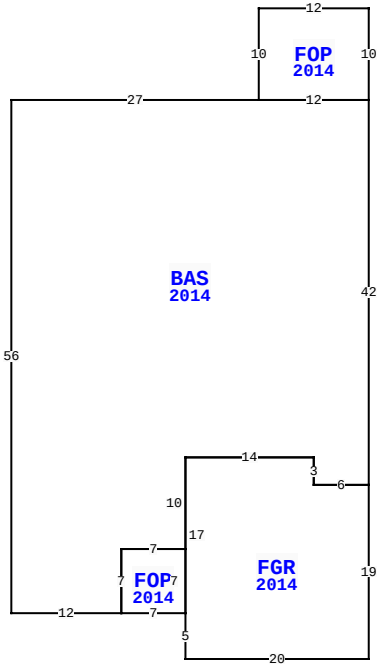
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,813	100	1,813	218,802
FGR	422	55	232	27,999
FOP	49	30	15	1,811
FOP	120	30	36	4,345
TOTALS	2,404		2,096	252,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	100.7244	125.91	263,907	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2020 Heated Area: 1813 HX Base Yr 2020



97714 BLUFF VIEW CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,955
TOTAL MARKET OB/XF VALUE		7,341
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,296
SOH/AGL Deduction		122,686
ASSESSED VALUE		212,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,610
TOTAL JUST VALUE		335,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328149	CO ISSUED	0	05/19/2014
B1328149	NEW CONSTR	219,640	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0783	10/28/2019	WD	Q	I	02	231,500
GRANTOR: DEVORE ERIC LEVI						
GRANTEE: CONOVER ERIKA						
1921/0935	5/29/2014	SW	Q	I	02	191,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DEVORE ERIC LEVI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 S10 BAS=[YR=2014] W27 S56 E12
FOP=[YR=2014] E7 FGR=[YR=2014] S5 E20 N19 W6 N3 W14 S17 $
N7 W7 S7 $ N7 E7 N10 E14 S3 E6 N42 W12 $ E12 N10 $.

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	1,486.00	SF	5.20	5.20	100	2014	2014	3	95	7,341	

LAND DESCRIPTION

TOTAL OB/XF 7,341

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS