

LOT 50
IN OR 1954/484
ESMT PT OR 1389/645

FRALEY TIMOTHY A & JENNIFER C
97016 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0050-0000



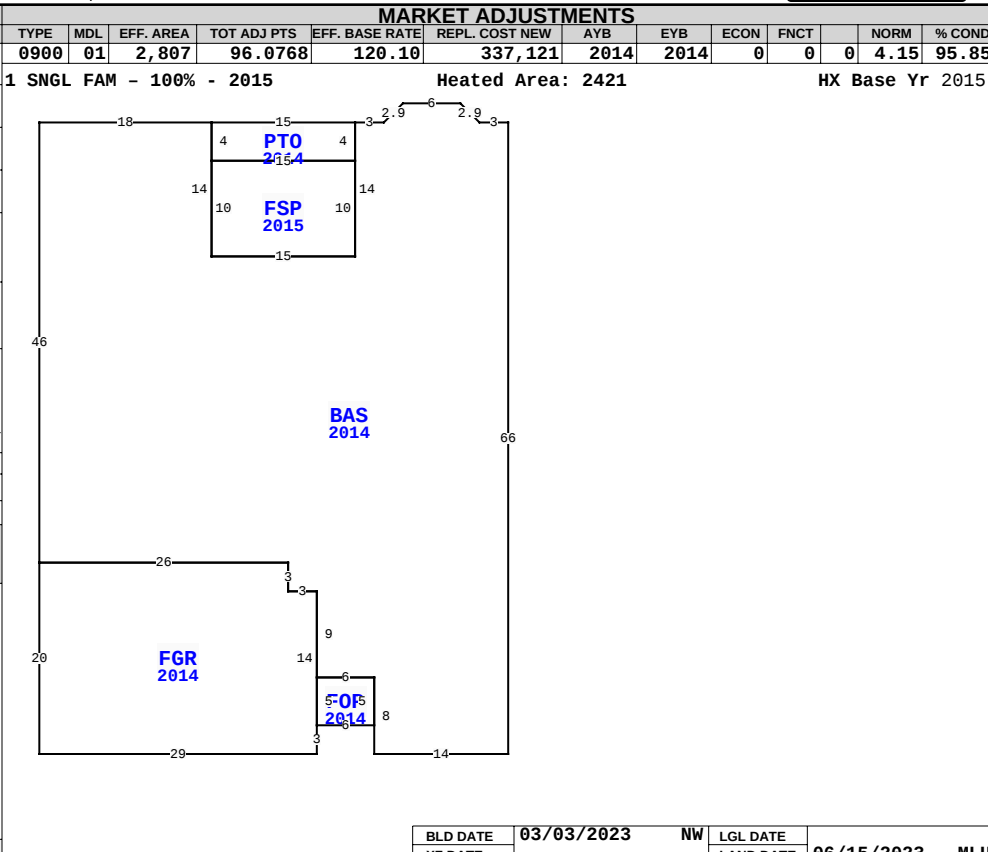
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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	2,421	100	2,421	278,695
FGR	571	55	314	36,146
FOP	30	30	9	1,036
FSP	150	40	60	6,907
PTO	60	5	3	345
TOTALS	3,232		2,807	323,130

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,266.00	SF	5.20	5.20	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	
4	0857	SANDSTONE/	0	100	18	14	252.00	SF	16.00	16.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00



97016 BLUFF VIEW CIR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	06/15/2023
	INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			323,130
TOTAL MARKET OB/XF VALUE			35,774
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			433,904
SOH/AGL Deduction			184,898
ASSESSED VALUE			249,006
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			199,006
TOTAL JUST VALUE			433,904
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104050	SWIM POOL	40,000	04/05/2021
B1429577	SCRNFOP	1,316	11/01/2014
B1428983	CO ISSUED	0	10/24/2014
B1428983	NEW CONSTR	290,263	06/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1954/0484	12/22/2014	SW	Q	I	01
					SALE PRICE
					225,000
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: FRALEY TIMOTHY A &					
1709/1605	11/10/2010	QC	U	I	11
GRANTOR: ROSE'S BLUFF HOMEOWNE					
GRANTEE: D R HORTON INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2014] W15 S4											
FSP=[YR=2015] S10 E15 N10 W15 \$ E15 N4 \$ S14 W15 N14 W18 S46											
FGR=[YR=2014] S20 E29 N3 FOP=[YR=2014] E6 N5 W6 S5 \$ N14 W3											
N3 W26 \$ E26 S3 E3 S9 E6 S8E14 N66 \$.											