



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	224,291
FGR	412	55	227	27,344
FOP	40	30	12	1,445
FOP	143	30	43	5,180
PTO	132	5	7	843
TOTALS	2,589		2,151	259,102

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	92	4,026	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2011	2011	3	92	556	
3	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2014	2014	3	75	31,238	
4	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2014	2014	3	75	6,480	
5	0830	FLAGSTONE	0	100	0	0	327.00	SF	12.00	12.00	100	2014	2014	3	95	3,728	
6	1076	TRELLIS A	0	100	0	0	130.00	SF	7.50	7.50	100	2014	2014	3	75	731	
7	0855	CONC PAVER	0	100	0	0	205.00	SF	10.00	10.00	100	2014	2014	3	95	1,948	

LAND DESCRIPTION			TOTAL OB/XF 48,707														
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
1	000134	C	SFR POND	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

MARKET ADJUSTMENTS										EYB	ECON	FNCT	NORM	% COND
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB				2011			5.65	94.35
0900	01	2,151	102.1356	127.67	274,618	2011								
1 SNGL FAM - 100% - 2021										Heated Area: 1862			HX Base Yr 2021	
97101 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			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,102	
TOTAL MARKET OB/XF VALUE		48,707	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		382,809	
SOH/AGL Deduction		108,753	
ASSESSED VALUE		274,056	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		224,056	
TOTAL JUST VALUE		382,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,754	

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 U	V I	RSN CD	SALE PRICE
2717/1143	6/10/2024	WD	U	I	11	100
GRANTOR: CONLEY JAY M &						
GRANTEE: CONLEY FLEMING TRUS						
2409/0872	11/18/2020	WD	Q	I	01	355,000
GRANTOR: FARMER KAREN & LAWREN						
GRANTEE: CONLEY JAY M & KATH						

BUILDING NOTES														
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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\$.														