

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

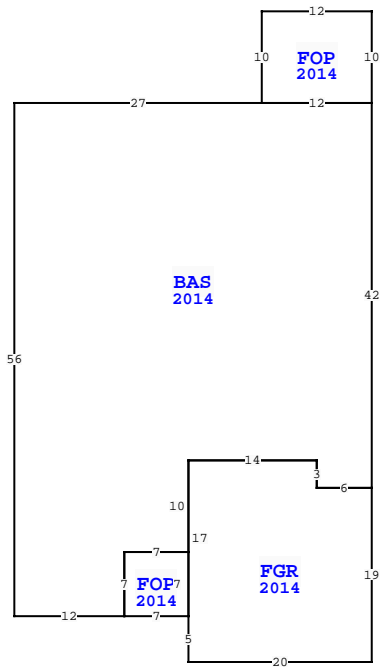
CONOVER ERIKA
 97714 BLUFF VIEW CIRCLE
 YULEE, FL 32097

2025

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


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET 60	
Interior Floor	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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,813	100	2014
FGR	422	55	2014
FOP	49	30	2014
FOP	120	30	2014
TOTALS	2,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,096	123.1076	123.11	258,039	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1813 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,040
TOTAL MARKET OB/XF VALUE			7,264
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			378,304
SOH/AGL Deduction			159,528
ASSESSED VALUE			218,776
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,054
TOTAL JUST VALUE			378,304
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,296

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						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2014	2014	3	94	7,264	

BLD DATE		LGL DATE	
03/03/2023	NW		
XF DATE		LAND DATE	
		04/03/2025	MLU
INC DATE		AG DATE	

BUILDING NOTES														
97714 BLUFF VIEW CIR, YULEE														
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 \$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							