

LOT 6
IN OR 1730/1384
ROSES BLUFF SUB PB 7/110

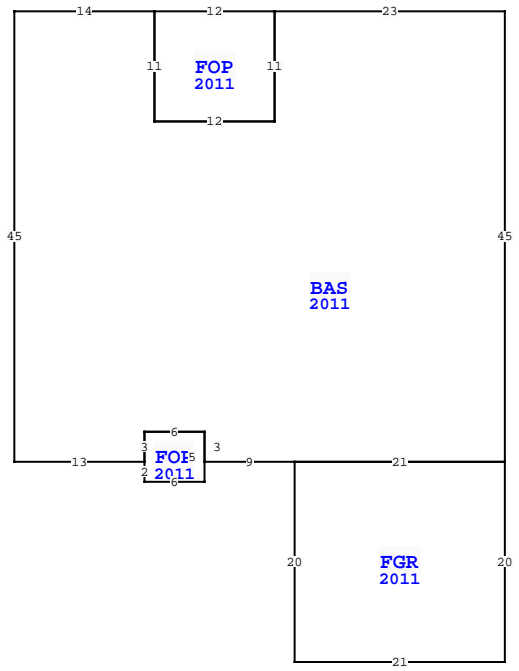
CONLEY KRISTEN
97646 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0006-0000
VALUATION SUMMARY

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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2011	2,055	233,266
FGR	420	55	2011	231	26,221
FOP	30	30	2011	9	1,022
FOP	132	30	2011	40	4,540
TOTALS	2,637			2,335	265,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,335	120.9516	120.95	282,418	2011	2011	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2012 Heated Area: 2055 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,049
TOTAL MARKET OB/XF VALUE			4,178
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			394,227
SOH/AGL Deduction			207,880
ASSESSED VALUE			186,347
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			135,625
TOTAL JUST VALUE			394,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24118	CO ISSUED	0	02/24/2011
M15852	H/AC	0	12/01/2010
P14550	NEW CONSTR	0	12/01/2010
B24118	NEW CONSTR	227,508	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1730/1384	3/22/2011	WD Q	I	01	178,000	
GRANTOR: D R HORTON INC						
GRANTEE: CONLEY KRISTEN						
1709/1605	11/10/2010	QC U	I	11	100	
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

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	759.00	SF	5.20	5.20	100	2011	2011	3	91	3,592	
2	0810	CONCRETE A	0	100	33	99.00	SF	6.50	6.50	100	2011	2011	3	91	586	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W23 FOP=[YR=2011] W12 S11 E12 N11\$ S11 W12 N11 W14 S45 E13 FOP=[YR=2011] S2 E6 N5 W6 S3\$ N3 E6 S3 E9 FGR=[YR=2011] S20 E21 N20 W21\$ E21 N45\$.											

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							