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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

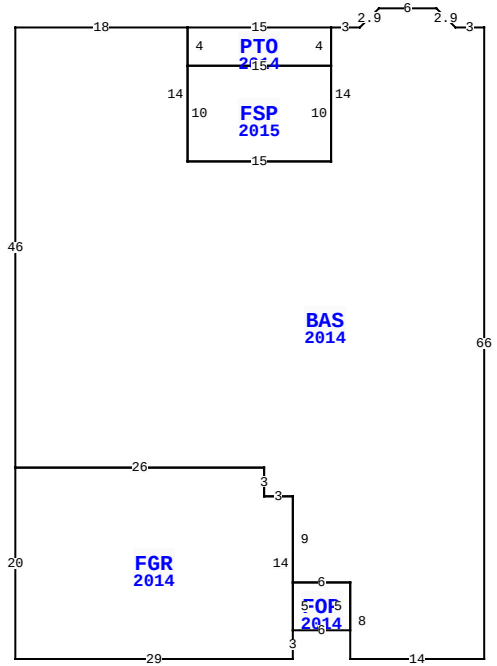
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,421	100	2014	2,421	271,078
FGR	571	55	2014	314	35,158
FOP	30	30	2014	9	1,008
FSP	150	40	2015	60	6,718
PTO	60	5	2014	3	336
TOTALS	3,232			2,807	314,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	117.4272	117.43	329,626	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 2421 HX Base Yr 2015



97016 BLUFF VIEW CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,298
TOTAL MARKET OB/XF VALUE		35,172
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		474,470
SOH/AGL Deduction		218,243
ASSESSED VALUE		256,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,505
TOTAL JUST VALUE		474,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,904

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	SALE PRICE
1954/0484	12/22/2014	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRALEY TIMOTHY A &						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

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 $.

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	1,266.00	SF	5.20	5.20	100	2014	2014	3	94	6,188	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2021	2021	3	93	24,664	
4	0857	SANDSTONE/	0	100	18	14	252.00	SF	16.00	16.00	100	2021	2021	3	100	4,032	

LAND DESCRIPTION

TOTAL OB/XF 35,172

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	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							

REVIEW DATE 10/27/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS