LOT 68
ROSES BLUFF SUB PB 7/110

MINNICK DOUGLAS D & SHERRY L
97211 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

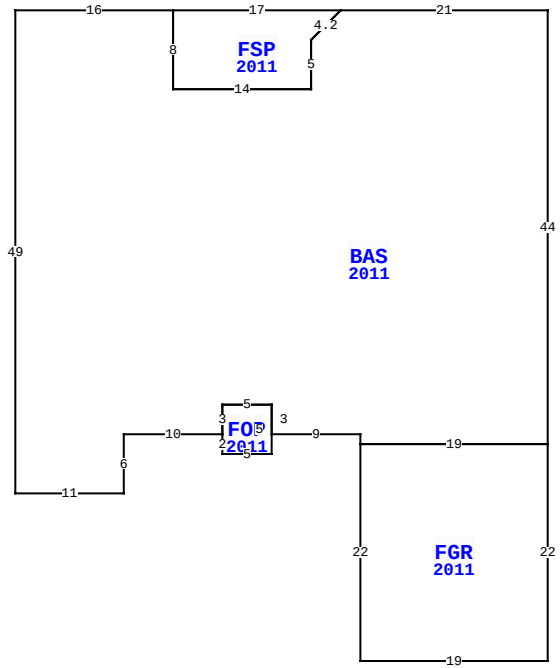
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,276	100	2,276	252,275
FGR	418	55	230	25,494
FOP	25	30	8	887
FSP	117	40	47	5,209
TOTALS	2,836		2,561	283,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,561	98.4096	116.86	299,278	2011	2011	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 0 Heated Area: 2276 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

97211 BLUFF VIEW CIR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,865
TOTAL MARKET OB/XF VALUE		4,336
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,201
SOH/AGL Deduction		137,322
ASSESSED VALUE		225,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,879
TOTAL JUST VALUE		363,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24345	CO ISSUED	0	06/02/2011
M16006	H/AC	0	03/01/2011
B24345	NEW CONSTR	247,496	02/01/2011
E23258	ELEC OTHER	0	02/01/2011
P14642	OTHER	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0875	3/10/2023	WD	Q	I	01	425,000
GRANTOR: VICKERS CHRISTIAN J &						
GRANTEE: MINNICK DOUGLAS DAR						
2402/0753	10/21/2020	WD	Q	I	01	293,500
GRANTOR: JOHN BREWER COMPANY L						
GRANTEE: VICKERS CHRISTIAN J						

BUILDING NOTES

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	769.00	SF	5.20	5.20	100	2011	2011	3	93	3,719	
2	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	2011	2011	3	93	617	

BUILDING DIMENSIONS

BAS=[YR=2011] W21 FSP=[YR=2011] W17 S8 E14 N5 U3 R3 $ L3 D3 S5 W14 N8 W16 S49 E11 N6 E10 FOP=[YR=2011] S2 E5 N5 W5 S3$ N3 E5 S3 E9 S1 FGR=[YR=2011] S22 E19 N22 W19$ E19 N44$.

LAND DESCRIPTION

TOTAL OB/XF 4,336

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	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS