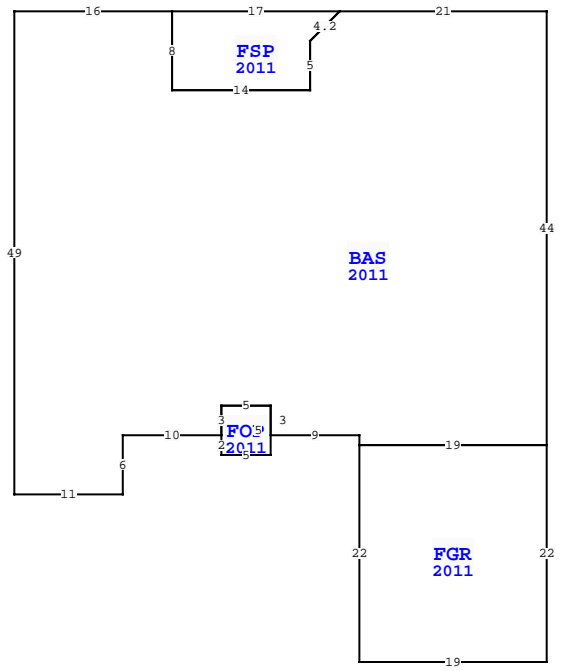


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,276	100	2,276
FGR	418	55	230
FOP	25	30	8
FSP	117	40	47
TOTALS	2,836		2,561
			297,230

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	123.01	315,029	2011	2011	0	0	0	5.65	94.35	
1 SNGL FAM - 100% - 2024 Heated Area: 2276 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	297,230		
TOTAL MARKET OB/XF VALUE	4,289		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	376,519		
SOH/AGL Deduction	0		
ASSESSED VALUE	376,519		
TOTAL EXEMPTION VALUE	13	376,519	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	376,519		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	363,201		

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	Q	I	01	425,000
GRANTOR: VICKERS CHRISTIAN J &						
GRANTEE: MINNICK DOUGLAS DAR						
2402/0753	10/21/2020	WD Q	Q	I	01	293,500
GRANTOR: JOHN BREWER COMPANY L						
GRANTEE: VICKERS CHRISTIAN J						

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	2011	2011	3	92	3,679	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2011	2011	3	92	610	

TOTAL OB/XF														4,289
97211 BLUFF VIEW CIR, YULEE														
BLD DATE 03/03/2023 NW														LGL DATE 06/15/2023 MLU
XF DATE														AG DATE
INC DATE														

BUILDING NOTES

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										
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	SFR	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							