

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	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	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	2,276	100	2011	2,276	256,921
FGR	418	55	2011	230	25,963
FOP	25	30	2011	8	903
FSP	117	40	2011	47	5,305
TOTALS	2,836			2,561	289,093

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,561	120.2784	120.28	308,037	2011	2011	0	0	6.15	93.85

1 SINGLE 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	289,093		
TOTAL MARKET OB/XF VALUE	4,242		
TOTAL LAND VALUE - MARKET	125,000		
TOTAL MARKET VALUE	418,335		
SOH/AGL Deduction	30,897		
ASSESSED VALUE	387,438		
TOTAL EXEMPTION VALUE	13	387,438	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		418,335	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,519	

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		97211 BLUFF VIEW CIR, YULEE														
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	91	3,639	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2011	2011	3	91	603	

BLD DATE		03/03/2023		NW		LGL DATE		04/03/2025		MLU	
XF DATE						LAND DATE					
INC DATE						AG 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										4,242												
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							