LOT 7
IN OR 2197/600
BELLS RIVER EST #2 PB 7/31

EWING MICHAEL
87259 LENTS ROAD
YULEE, FL 32097

2023

37-3N-27-0135-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	163,624
FGR	234	55	129	13,942
FOP	79	30	24	2,594
TOTALS	1,827		1,667	180,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,667	115.5000	109.72	182,903	2018	2018	0	0	0	1.50	98.50

1 TOWNHOUSE – 100% - 2020 Heated Area: 1514 HX Base Yr 2020

87259 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,159
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		220,159
SOH/AGL Deduction		45,639
ASSESSED VALUE		174,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,520
TOTAL JUST VALUE		220,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0600	5/17/2018	WD	Q	I	01	180,000
GRANTOR: BELLS RIVER SIX LLC						
GRANTEE: EWING MICHAEL						
2110/0630	3/21/2017	QC	U	V	11	100
GRANTOR: GIBBS MICHAEL L						
GRANTEE: BELLS RIVER SIX LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 1514$ FGR=[YR=2018] 234$ FOP=[YR=2018] 79$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000810	C	TOWNHOUSE1	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/29/2018 BY SBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS