LOT 8
BELLS RIVER EST #2 PB 7/31

BITTINGER JEAN & KEITH
87263 LENTS RD
YULEE, FL 32097

2023

37-3N-27-0135-0008-0000

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	13	LVT/LAMNT 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	165,116
FGR	234	55	129	14,069
FOP	79	30	24	2,617
TOTALS	1,827		1,667	181,801

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	116.5500	110.72	184,570	2018	2018	0	0	0	1.50	98.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1514 HX Base Yr

87263 LENTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,801
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	221,801
SOH/AGL Deduction	15,322
ASSESSED VALUE	206,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,479
TOTAL JUST VALUE	221,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0083	6/23/2021	WD	Q	I	02	210,000
GRANTOR: KHAMCHAREON VITHOON						
GRANTEE: BITTINGER JEAN & KE						
2218/0678	8/10/2018	WD	Q	I	01	172,500
GRANTOR: SCHNEIDER JOSEPH M &						
GRANTEE: KHAMCHAREON VITHOON						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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