

LOT 2
IN OR 1799/1571
BELLS RIVER ESTATES #3

ZYLICH ERIC N
87242 LENTS RD
YULEE, FL 32097

2023

37-3N-27-0136-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4062.00
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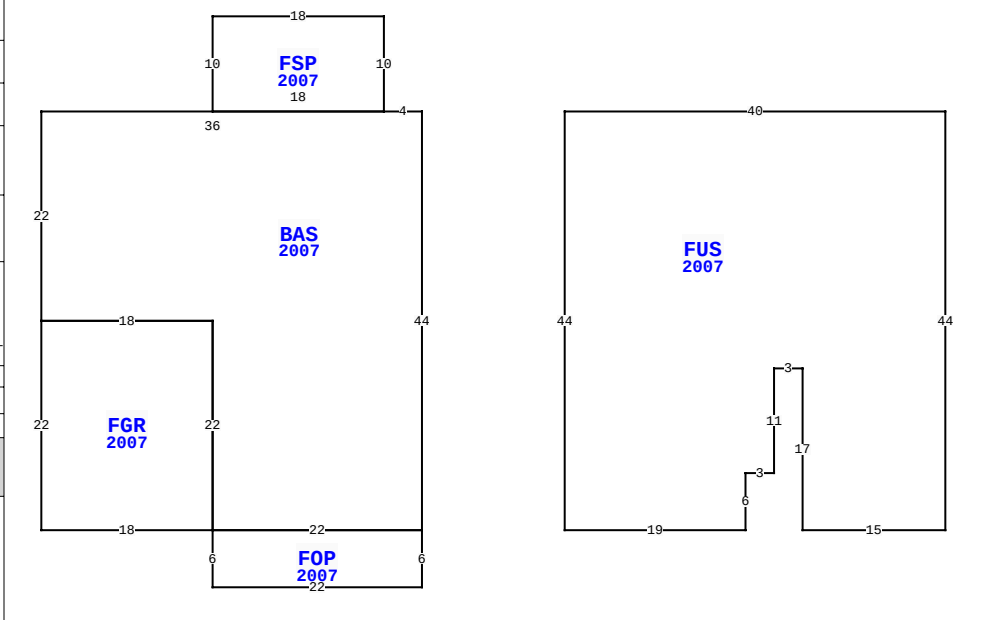
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	113,667
FGR	396	55	218	18,167
FOP	132	30	40	3,334
FSP	180	40	72	6,000
FUS	1,691	100	1,691	140,916

TOTALS	3,763	3,385	282,083
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	915.00
	SF 5.20
	5.20
	100
	2007
	2007
	3
	89
	4,235

LAND DESCRIPTION	
L N	USE CODE
1	000134
	C
	SFR POND
	100
	0003
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	1.00
	45,000.00
	45,000.00
	45,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,385	99.8200	90.09	304,955	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2014				Heated Area: 3055				HX Base Yr 2014			



BLD DATE	01/15/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
4,235											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			282,083
TOTAL MARKET OB/XF VALUE			4,235
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			331,318
SOH/AGL Deduction			121,562
ASSESSED VALUE			209,756
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			159,756
TOTAL JUST VALUE			331,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611632	H/AC	0	06/01/2006
B0617948	NEW CONSTR	215,850	06/01/2006
E0617474	ELEC OTHER	2,000	06/01/2006
P0611212	OTHER	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1799/1571	6/22/2012	WD	Q	I	02	179,900	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: ZYLICH ERIC N							
1781/1079	2/23/2012	QC	U	I	11	100	
GRANTOR: NATIONSTAR MORTGAGE L							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W4 FSP=[YR=2007] N10 W18 S10 E18\$ W36 S22	
FGR=[YR=2007] S22 E18 N22 W18\$ E18 S22 FOP=[YR=2007] S6 E22	
N6 W22\$ E22 N44\$ PTR= E15 FUS=[YR=2007] E40 S44 W15 N17 W3	
S11 W3 S6 W19 N44\$ W15\$.	