

LOT 5
BELLS RIVER ESTATES #3
PB 7/116

MANNS HERMAN B
87304 LENTS RD
YULEE, FL 32097

2023

37-3N-27-0136-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	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

NEIGHBORHOOD/LOC 4062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	138,982
FGR	616	55	339	27,520
FOP	48	30	14	1,136
FSP	300	40	120	9,742
FUS	2,238	100	2,238	181,683

TOTALS 4,914 4,423 359,063

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
2	0812	CONCRETE C	0 100	0	0	1,834.00	SF	4.00	4.00	100	2006	2006	3	88	6,456	
3	0862	POOL VINYL	0 100	0	0	707.00	SF	50.00	50.00	100	2007	2007	3	52	18,382	
4	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20	100	2007	2007	3	89	3,304	
5	0810	CONCRETE A	0 100	30	12	360.00	SF	6.50	6.50	100	2006	2006	3	88	2,059	

LAND DESCRIPTION

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		0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/24/2018 BY SBX

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,423	97.7680	88.24	390,286	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2022 Heated Area: 3950 HX Base Yr											

87304 LENTS RD, YULEE

BLD DATE 01/08/2007 JM LGL DATE 01/08/2007 JM

XF DATE 01/08/2007 JM LAND DATE 01/08/2007 JM

INC DATE AG DATE

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TOTAL OB/XF 30,201

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1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		359,063
TOTAL MARKET OB/XF VALUE		30,201
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		434,264
SOH/AGL Deduction		0
ASSESSED VALUE		434,264
TOTAL EXEMPTION VALUE	13	434,264
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		434,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617954	CO ISSUED	284,452	06/01/2006
M0611638	H/AC	0	06/01/2006
B0617954	NEW CONSTR	284,452	06/01/2006
E0617480	ELEC OTHER	2,000	06/01/2006
P0611218	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0500	2/01/2021	WD	Q	I	01	402,000

GRANTOR: COCKLIN CANDICE R HAL
GRANTEE: MANNS HERMAN B
2010/0561 10/19/2015 SW U I 12 221,900
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: HALLACK STEVEN MICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FSP=[YR=2006] N10 W30 S10 E30\$W34 S44 E14
FOP=[YR=2006] E12 N4 W12 S4\$ N4 E12 FGR=[YR=2006] S4 E 28 N22
W28 S18\$ N18 E28N22\$ PTR=E20 FUS=[YR=2006] E54 S44 W28 N4 W 3
N10 W9 S14 W14 N44\$W20\$.

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