LOT 6
BELLS RIVER ESTATES #3
PB 7/116

CORNEGAY MICHAEL & VANESSA
97014 YORKSHIRE DRIVE
YULEE, FL 32097

2023

37-3N-27-0136-0006-0000

BUILDING CHARACTERISTICS

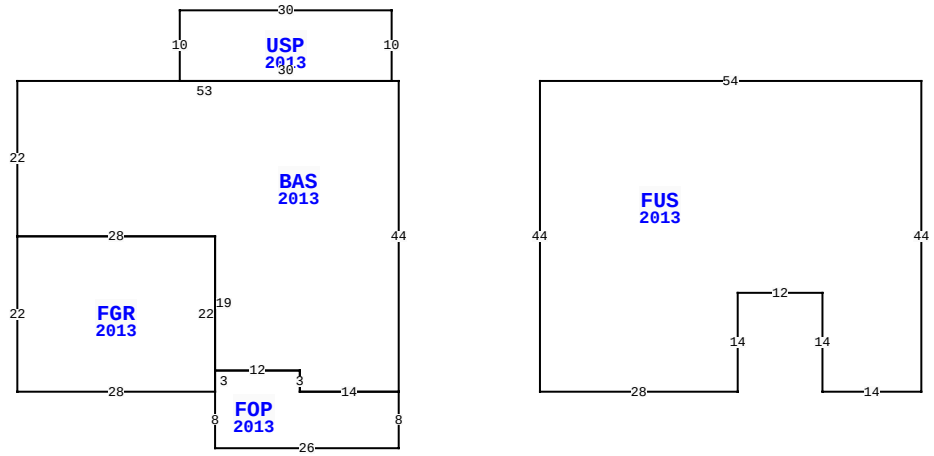
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	1,724	100	1,724	146,975
FGR	616	55	339	28,901
FOP	244	30	73	6,224
FUS	2,208	100	2,208	188,238
USP	300	30	90	7,672
TOTALS	5,092		4,434	378,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,434	98.9120	89.27	395,823	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3932 HX Base Yr 2023



97014 YORKSHIRE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,011
TOTAL MARKET OB/XF VALUE		7,237
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		430,248
SOH/AGL Deduction		92,245
ASSESSED VALUE		338,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,003
TOTAL JUST VALUE		430,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000413	INGROUND POOL - N		03/23/2023
B1326706	CO ISSUED	1	04/23/2013
M1317840	H/AC	5,085	01/01/2013
P1316296	NEW CONSTR	0	01/01/2013
E25703	NEW CONSTR	0	12/01/2012
B1226706	NEW CONSTR	449,572	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1708	7/01/2022	SW	Q	I	02	515,000
GRANTOR: TMC FAMILY HOLDINGS L						
GRANTEE: CORNEGAY MICHAEL &						
2522/0926	12/10/2021	WD	Q	I	01	340,000
GRANTOR: SCHROEDER ABIGAIL						
GRANTEE: TMC FAMILY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W1 USP=[YR=2013] N10 W30 S10 E30$ W53 S22 FGR=[YR=2013] S22 E28 FOP=[YR=2013] S8 E26 N8 W14 N3 W12 S3$ N22 W28$ E28 S19 E12 S3 E14 N44$ PTR=E20 FUS=[YR=2013] E54 S44 W14 N14 W12 S14 W28 N44$ W20$.

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
1	0810	CONCRETE A	0	100	0	0	1,172.00	SF	6.50	6.50	100	2013	2013	3	95	7,237	

LAND DESCRIPTION

TOTAL OB/XF 7,237

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	000100	C	SFR	100			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 Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS