LOT 8
BELLS RIVER ESTATES #3
PB 7/116

HINSON THOMAS A & JENNY DE PAULA
97058 YORKSHIRE DR
YULEE, FL 32097

2023

37-3N-27-0136-0008-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 30
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

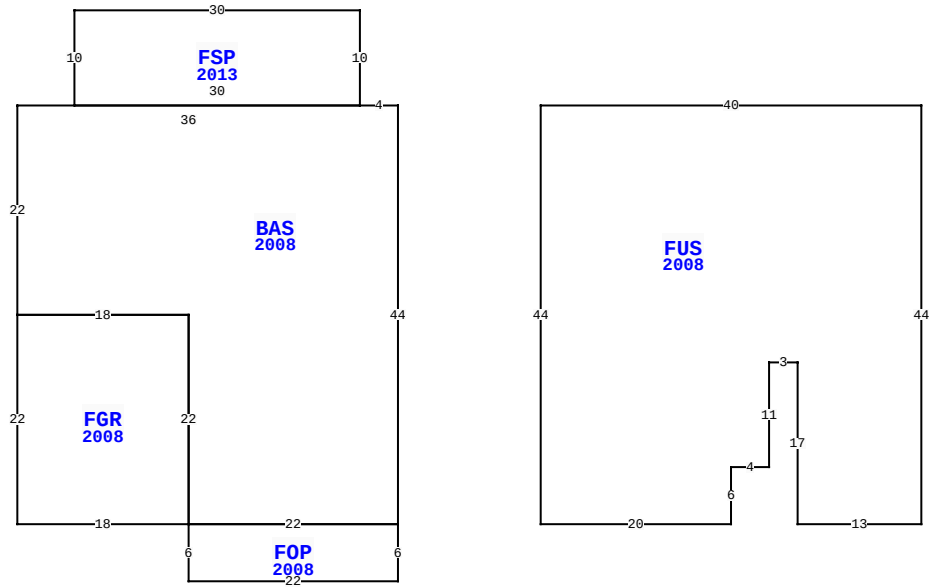
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	114,281
FGR	396	55	218	18,265
FOP	132	30	40	3,352
FSP	300	40	120	10,054
FUS	1,685	100	1,685	141,176
TOTALS	3,877		3,427	287,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,427	99.8200	90.09	308,738	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 3049 HX Base Yr



BLD DATE	10/03/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

97058 YORKSHIRE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,126
TOTAL MARKET OB/XF VALUE	3,903
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	336,029
SOH/AGL Deduction	20,578
ASSESSED VALUE	315,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,451
TOTAL JUST VALUE	336,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21528	CO ISSUED	253,308	09/30/2008
E20902	ELEC OTHER	4,900	06/01/2008
R11330	REPAIR/RRF	2,000	06/01/2008
B21528	NEW CONSTR	253,308	06/01/2008
M13888	MECH OTHER	0	06/01/2008
P13264	OTHER	253,308	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1151	7/19/2021	WD	Q	I	01	359,000
GRANTOR: JONES PETER J & CARRI						
GRANTEE: HINSON THOMAS A & J						
1589/0539	10/14/2008	WD	Q	I		215,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: JONES PETER J & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 FSP=[YR=2013] N10 W30 S10 E30$ W36 S22 FGR=[YR=2008] S22 E18 FOP=[YR=2008] S6 E22 N6 W22$ N22 W18$ E18 S22 E22 N44$ PTR= E15 FUS=[YR=2008] E40 S44 W13 N17 W3 S11 W4 S6 W20 N44$ W15$.

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	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20	100	2008	2008	3	90	3,763	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2008	2008	3	90	140	

LAND DESCRIPTION

TOTAL OB/XF 3,903

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