LOT 19
IN OR 1777/238
BELLS RIVER ESTATES #3

DILL KELLY B & KRISTINA M
97018 OVERTON COURT
YULEE, FL 32097

2023

37-3N-27-0136-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

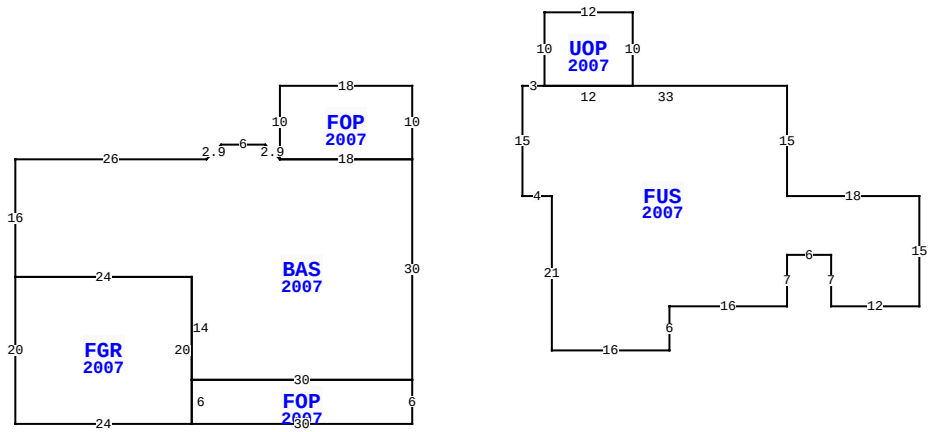
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,300	100	1,300	115,339
FGR	480	55	264	23,423
FOP	180	30	54	4,791
FOP	180	30	54	4,791
FUS	1,344	100	1,344	119,243
UOP	120	20	24	2,130
TOTALS	3,604		3,040	269,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,040	105.7080	95.40	290,016	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2644 HX Base Yr



97018 OVERTON CT, YULEE

BLD DATE	01/14/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,715
TOTAL MARKET OB/XF VALUE		8,395
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		323,110
SOH/AGL Deduction		0
ASSESSED VALUE		323,110
TOTAL EXEMPTION VALUE	13	323,110
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19646	ELEC OTHER	5,000	07/01/2007
M13041	MECH OTHER	0	06/01/2007
C19829	CO ISSUED	212,124	05/01/2007
B19829	NEW CONSTR	212,124	05/01/2007
P12379	OTHER	0	05/01/2007
R10309	REPAIR/RRF	3,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1777/0238	12/30/2011	WD	Q	I	02	200,000
GRANTOR: ORIFICE LAND DEVELOPM						
GRANTEE: DILL KELLY B & KRIS						
1346/1484	9/01/2005	WD	U	V	19	100
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: ORIFICE LAND DEVELO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W18 S10BAS=[YR=2007] U2 L2 W6 D2 L2 W26S16FGR=[YR=2007] S20 E24 FOP=[YR=2007] E30 N6 W30 S6$ N20 W24$ E24 S14 E30 N30 W18$ E18 N10$ PTR=E15 FUS=[YR=2007] E3 UOP=[YR=2007] N10 E12 S10 W12$ E33 S15 E18 S15 W12 N7 W6 S7 W16 S6 W16 N21 W4 N15$W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,106.00	SF	4.00	4.00	100	2007	2007	3	89	3,937	
3	0810	CONCRETE A	0	100	0	0	214.00	SF	6.50	6.50	100	2007	2007	3	89	1,238	

LAND DESCRIPTION

TOTAL OB/XF 8,395

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	000116	C	SFR MARSH	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