

LOT 24
IN OR 1736/1055
BELLS RIVER ESTATES #3

HORNER JEFFREY & JUDY L
97067 OVERTON CT
YULEE, FL 32097

2023

37-3N-27-0136-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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	1,256	100	1,256	98,393
FGR	560	55	308	24,129
FOP	24	30	7	549
FSP	180	40	72	5,641
FUS	1,610	100	1,610	126,125

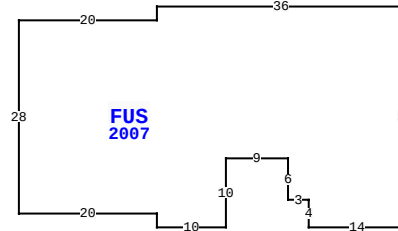
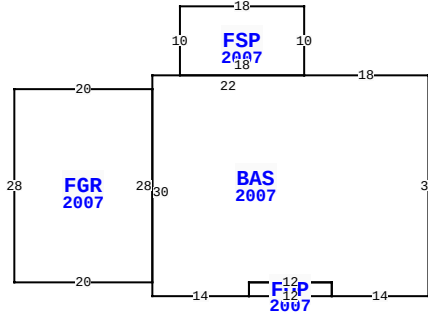
TOTALS	3,630		3,253	254,835
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	585.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
7	0911	SCRN RM A	0	100	45	26	1,170.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

REVIEW DATE	10/12/2021	BY	NW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,253	93.8400	84.69	275,497	2007	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2012 Heated Area: 2866 HX Base Yr 2012											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						254,835					
TOTAL MARKET OB/XF VALUE						67,312					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						367,147					
SOH/AGL Deduction						187,098					
ASSESSED VALUE						180,049					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						130,049					
TOTAL JUST VALUE						367,147					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						301,554					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007670	SCRN ENCL	17,000	06/14/2021
B1632777	SWIM POOL	0	08/02/2016
B19923	ADDITION	3,000	05/01/2007
C18373	CO ISSUED	229,680	08/01/2006
B18373	NEW CONSTR	229,680	08/01/2006
E17860	ELEC OTHER	2,000	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1736/1055	4/08/2011	WD	U	I	11	95,000	
GRANTOR: BAC HOME LOANS SERVIC							
GRANTEE: HORNER JEFFREY & JU							
1736/1053	3/23/2011	QC	U	I	11	100	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: BAC HOME LOANS SERV							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FSP=[YR=2007] N10 W18 S10 E18\$ W22 S2 FGR=[YR=2007] W20 S28 E20 N28\$ S30 E14 FOP=[YR=2007] E12 N2 W12 S2\$ N2 E12 S2 E14 N32\$ PTR=E15 FUS=[YR=2007] E20 N2 E36 S32 W14 N4 W3 N6 W9 S10 W10 N2 W20 N28\$ W15\$.											

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XF DATE	07/03/2007	JM	LAND DATE	
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