LOT 27
IN OR 2089/755
BELLS RIVER ESTATES #3

WOODS BYRON & HOLLY
97246 YORKSHIRE DR
YULEE, FL 32097

2023

37-3N-27-0136-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

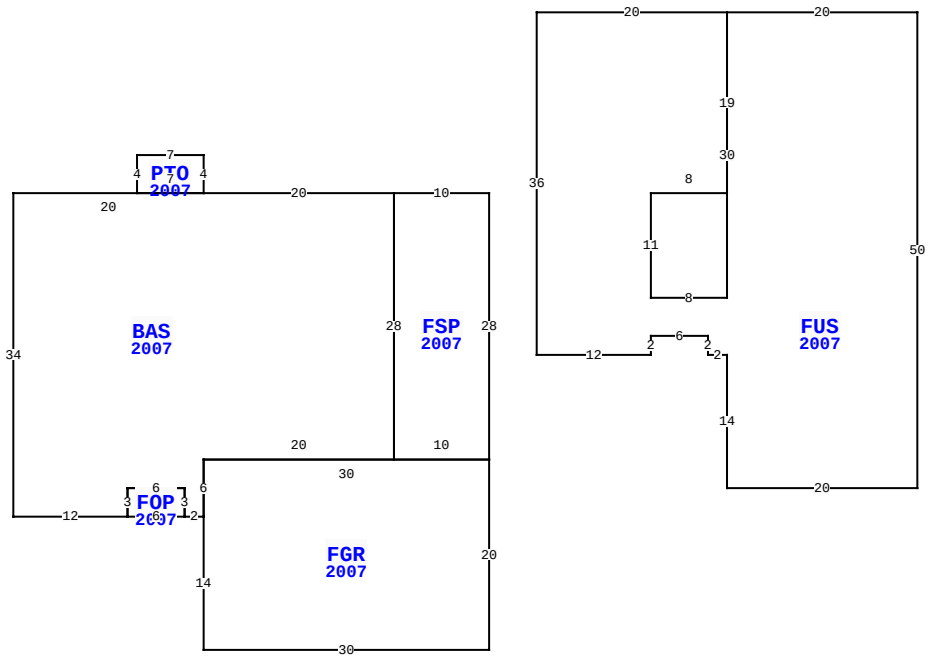
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,222	100	1,222	94,791
FGR	600	55	330	25,598
FOP	18	30	5	388
FSP	280	40	112	8,688
FUS	1,620	100	1,620	125,664
PTO	28	5	1	78
TOTALS	3,768		3,290	255,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,290	92.9200	83.86	275,899	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2842 HX Base Yr 2018



97246 YORKSHIRE DR, YULEE

BLD DATE	01/14/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,207
TOTAL MARKET OB/XF VALUE		4,583
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		304,790
SOH/AGL Deduction		110,985
ASSESSED VALUE		193,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,805
TOTAL JUST VALUE		304,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18371	CO ISSUED	0	08/01/2006
C18371	CO ISSUED	0	08/01/2006
B18371	NEW CONSTR	247,434	08/01/2006
E17858	ELEC OTHER	2,000	08/01/2006
M11910	MECH OTHER	0	08/01/2006
P11452	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0755	12/01/2016	WD	Q	I	01	210,000
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: WOODS BYRON & HOLLY						
2070/0529	9/01/2016	QC	U	I	11	100
GRANTOR: CAM XIV TRUST						
GRANTEE: CAM REAL ESTATE XIV						

BUILDING NOTES

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	1,185.00	SF	4.00	4.00	100	2007	2007	3	89	4,219	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	89	364	

BUILDING DIMENSIONS

FSP=[YR=2007] W10 BAS=[YR=2007] W20 PTO=[YR=2007] N4 W7 S4 E7$ W20 S34 E12 FOP=[YR=2007] E6 N3 W6 S3$ N3 E6 S3 E2 FGR=[YR=2007] S14 E30 N20 W30 S6$ N6 E20 N28$ S28 E10 N28$ PTR=E25 FUS=[YR=2007] N19 W20 S36 E12 N2 E6 S2 E2 S14 E20 N50 W20 S30 W8 N11 E8$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 4,583

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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