LOT 38
IN OR 1820/10
BELLS RIVER ESTATES #3

IBEABUCHI NNAEMEKA H
97066 HUNTINGTON CT
YULEE, FL 32097

**2023**

**37-3N-27-0136-0038-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

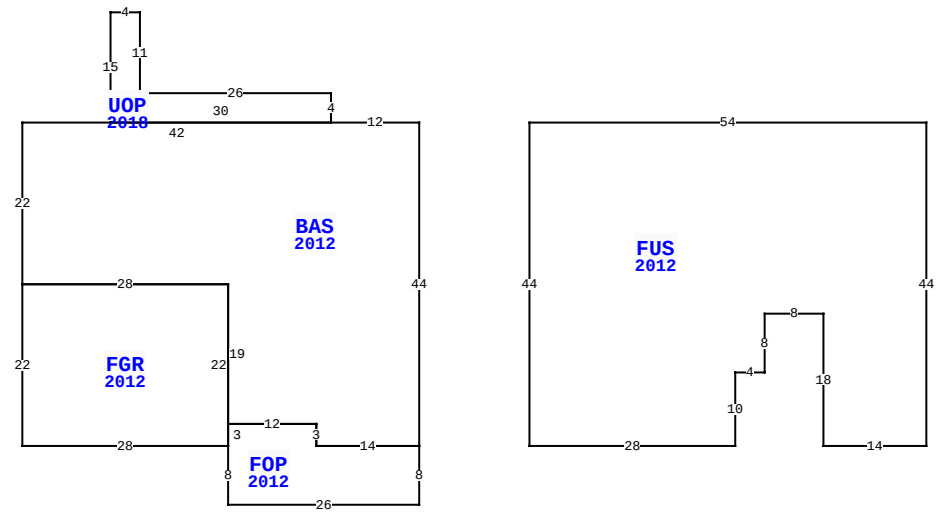
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4.5 100 |
| 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 | 1,724 | 100 | 1,724 | 147,893 |
| FGR | 616 | 55 | 339 | 29,081 |
| FOP | 244 | 30 | 73 | 6,262 |
| FUS | 2,192 | 100 | 2,192 | 188,041 |
| UOP | 164 | 20 | 33 | 2,831 |
| TOTALS | 4,940 | | 4,361 | 374,108 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,361 | 100.0560 | 90.30 | 393,798 | 2012 | 2012 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 100% - 2013 Heated Area: 3916 HX Base Yr 2013




97066 HUNTINGTON CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/05/2012 | 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 | | 374,108 |
| TOTAL MARKET OB/XF VALUE | | 56,024 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 475,132 |
| SOH/AGL Deduction | | 207,161 |
| ASSESSED VALUE | | 267,971 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 217,971 |
| TOTAL JUST VALUE | | 475,132 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1902726 | SCRNENCL | 15,100 | 03/20/2019 |
| 18008034 | SWIM POOL | 40,000 | 01/01/2018 |
| B26026 | CO ISSUED | 0 | 09/20/2012 |
| E25227 | ELEC OTHER | 0 | 07/01/2012 |
| E25061 | TEMP POLE | 0 | 05/01/2012 |
| M17195 | H/AC | 0 | 05/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1820/0010 | 10/11/2012 | WD | Q | I | 02 | 202,200 |
| GRANTOR: MARONDA HOMES INC OF | | | | | | |
| GRANTEE: IBEABUCHI NNAEMEKA | | | | | | |
| 1371/0340 | 12/02/2005 | WD | U | V | 19 | 892,500 |
| GRANTOR: BELLS RIVER ESTATES L | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2012] W12 UOP=[YR=2018] N4 W26 N11 W4 S15 E30$ W42
S22 FGR=[YR=2012] S22 E28 FOP=[YR=2012] S8 E26 N8 W14 N3
W12 S3$ N22 W28$ E28 S19 E12 S3 E14 N44$ PTR= E15
FUS=[YR=2012] E54 S44 W14 N18 W8 S8 W4 S10 W28 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,316.00 | SF | 4.00 | 4.00 | 100 | 2012 | 2012 | 3 | 94 | 4,948 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 94 | 202 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,140.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 86 | 17,157 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 338.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 90 | 25,857 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 802.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 7,860 | |

### LAND DESCRIPTION

TOTAL OB/XF 56,024

| 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 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 04/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS