

IN OR 2567/1711
PAR 1-17 & 1-18
RP 1770 & 1771

SMITH WARREN & PATRICIA REV LIVING TRUST
87352 BELL RIVER ESTATES RD
YULEE, FL 32097

2023

39-3N-27-0000-0001-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	48,048
FEP	320	85	272	6,535
FOP	176	30	53	1,273
FOP	176	30	53	1,273

TOTALS	2,672		2,378	57,129
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0681	POLE SHED	0 100	10	16	160.00	SF	15.00	
4	0510	GARAGE WD-	0 100	26	16	416.00	SF	35.00	
5	0681	POLE SHED	0 100	30	20	600.00	SF	15.00	
6	0680	POLE SHED	0 100	16	26	416.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	4.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,378	123.2000	80.08	190,430	1970	1980	0	0	0	70.00	30.00

1 M/H 93- - 100% - 0

Heated Area: 2272

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023

07352 BELL RIVER EST RD, YULEE

MLU

TOTAL OB/XF 7,410													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
3	0681	POLE SHED	0 100	10	16	160.00	SF	15.00	15.00	100	1990	1990	3 20
4	0510	GARAGE WD-	0 100	26	16	416.00	SF	35.00	35.00	100	1996	1996	3 25
5	0681	POLE SHED	0 100	30	20	600.00	SF	15.00	15.00	100	1996	1996	3 25
6	0680	POLE SHED	0 100	16	26	416.00	SF	10.00	10.00	100	1996	1996	3 25

TOTAL OB/XF 7,410													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					STANDARD				
TOTAL MARKET OB/XF VALUE					68,479				
TOTAL LAND VALUE - MARKET					288,000				
TOTAL MARKET VALUE					363,889				
SOH/AGL Deduction					261,118				
ASSESSED VALUE					102,771				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					52,771				
TOTAL JUST VALUE					363,889				
NCON VALUE					11,350				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					261,559				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 0367	REPAIR/RRF	2,200	07/01/1995
95-1871	H/AC	0	06/01/1995
8745	MH MOVE-ON	2,000	11/19/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2567/1711	3/30/2022	QC	U	I	11	100			
GRANTOR: SMITH WARREN & PATRIC									
GRANTEE: SMITH WARREN & PATR									
2551/0685	3/30/2022	QC	U	I	11	100			
GRANTOR: SMITH WARREN & PATRIC									
GRANTEE: SMITH WARREN & PATR									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W22 FEP=[YR=1993] W40 S8 E40N8\$ S8E22 N8 \$ S8 W62 S24 E40 FOP=[YR=1993] S8 E22 N8 W22\$ E38 N32\$.									

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