

PT E WATERMAN GRANT
SEC 39-3N-27E IN OR 1759/1257
& OR 1987/1382

PARKMAN NANCY C
87449 BELL RIVER EST RD
YULEE, FL 32097

2023

39-3N-27-0000-0001-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floop	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

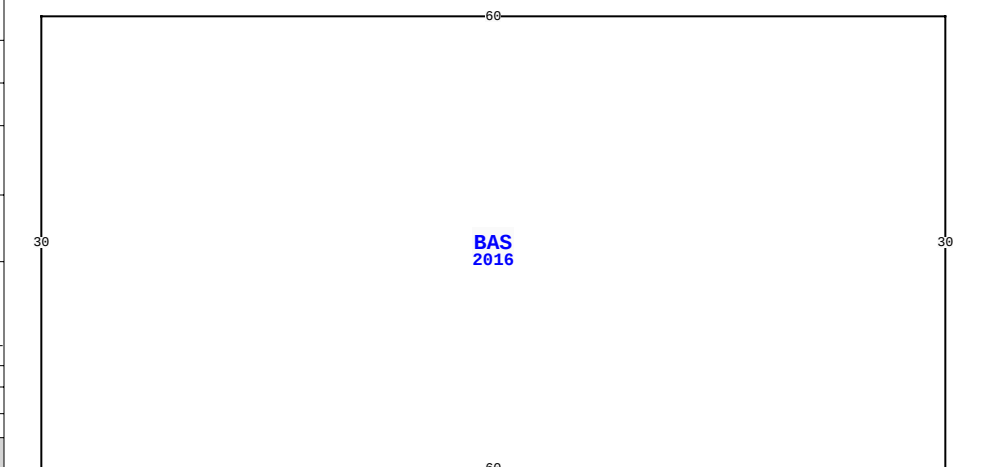
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	34,043
TOTALS	1,800		1,800	34,043

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
6	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2016	2016	3	97

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00

REVIEW DATE 06/15/2018 BY SBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	1,800	57.5000	20.12	36,216	2016	2016	0	0	6.00	94.00	
2 GARAGE RES - 100% - 2018 Heated Area: 1800 HX Base Yr 2018												



87449 BELL RIVER EST RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
1,261														

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1,261														

Total Acres: 1.26 Total Land Value: 100,560 Market: 0 Agricultural: 0 Common: 100,560

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,293	
TOTAL MARKET OB/XF VALUE		1,261	
TOTAL LAND VALUE - MARKET		100,560	
TOTAL MARKET VALUE		355,114	
SOH/AGL Deduction		119,039	
ASSESSED VALUE		236,075	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		186,075	
TOTAL JUST VALUE		355,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007728	CO ISSUED	0	08/28/2017
17003026	NEW CONSTR	258,110	04/07/2017
E1630470	30 X 60	0	01/01/2016
107	MH MOVE-ON	26,000	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1987/1382	6/23/2015	WD U	V		37	5,500	
GRANTOR: SUGAR POINTE LAND & T							
GRANTEE: PARKMAN NANCY C							
1759/1257	10/11/2011	QC U	I	11		100	
GRANTOR: WYCKOFF NANCY C							
GRANTEE: PARKMAN NANCY C							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2016] W60 S30 E60 N30\$.														

OTHER ADJUSTMENTS AND NOTES														

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