

PT OF SEC 42-3N-28E &43-3N-28E
IN OR 2489/690
BEING PARCELS 1 & 2

DUNMAN DERRICK & LORIBETH
97205 BELLEVILLE LN
YULEE, FL 32097

2023

42-3N-28-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4031.00

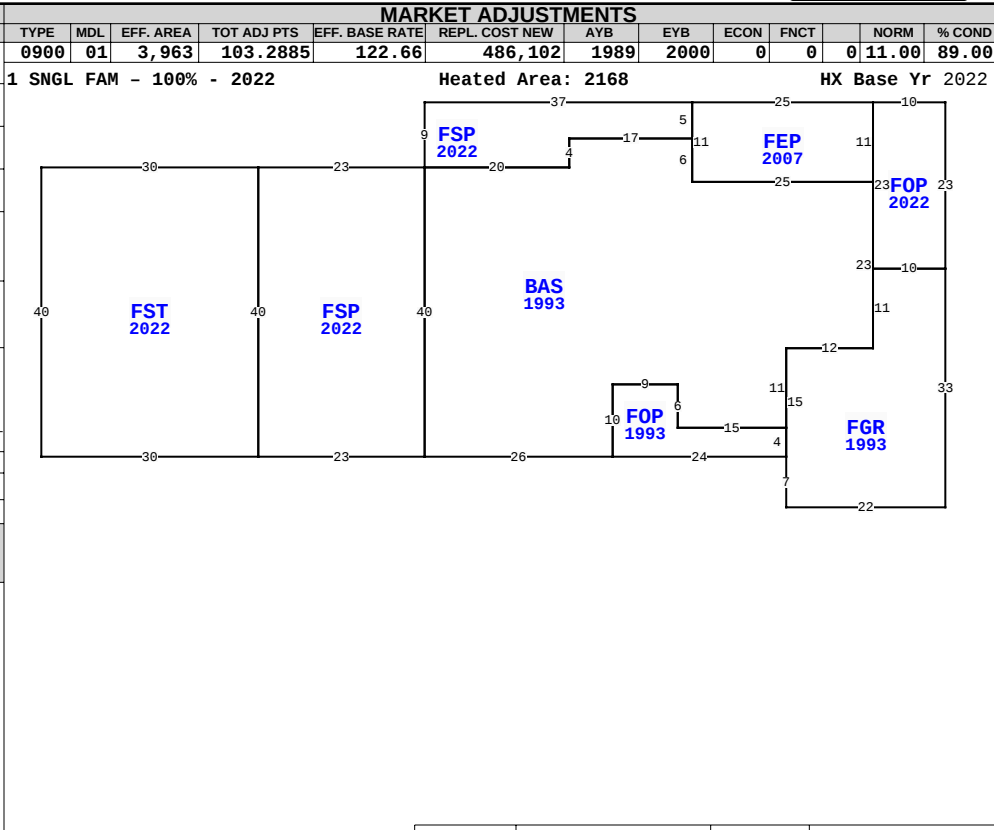
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2,168	236,675
FEP	275	80	220	24,017
FGR	594	55	327	35,698
FOP	150	30	45	4,913
FOP	230	30	69	7,533
FSP	265	40	106	11,572
FSP	920	40	368	40,174
FST	1,200	55	660	72,051
TOTALS	5,802		3,963	432,631

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
1	0858	SCULP CONC	0 100	0	0	2,055.00	SF	13.00	13.00	100	1989	1989	3	86	22,975	
2	0300	BOAT DCK W	0 100	0	0	337.00	SF	40.00	40.00	100	1989	1989	3	20	2,696	
3	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000	
4	0920	CWALL-WD/M	0 100	0	0	200.00	LF	390.00	390.00	100	1989	1989	3	20	15,600	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
6	0855	CONC PAVER	0 100	0	0	754.00	SF	10.00	10.00	100	2022	2022	3	100	7,540	
7	0803	ASPHALT C	0 100	0	0	5,640.00	SF	2.00	2.00	100	1992	1992	3	50	5,640	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
9	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	
13	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	

LAND DESCRIPTION

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100	0008	RS-1	125.00	415.00	200.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	640,000							



97205 BELLEVILLE LN, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 58,785

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,543
TOTAL MARKET OB/XF VALUE		58,785
TOTAL LAND VALUE - MARKET		640,000
TOTAL MARKET VALUE		1,163,328
SOH/AGL Deduction		316,357
ASSESSED VALUE		846,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		796,971
TOTAL JUST VALUE		1,163,328
NCON VALUE		147,785
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006144	REMODEL	50,000	04/20/2022
21015949	DEMOLITION	2,900	11/17/2021
B2114566	GARAGE	86,227	10/22/2021
B16540	ADDITION	25,492	09/01/2005
7785	GARAGE	20,400	01/21/1992
5635	NEW CONSTR	84,000	04/11/1989

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BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=-72,49] E26 N10 E9 S6 E15 N11 E12 N23 W25 N6 W17 S4 W20 S40 \$			
FST=[YR=2022;ORIG=-95,9] W30 S40 E30 N40 \$			
FSP=[YR=2022;ORIG=-72,9] W23 S40 E23 N40 \$			
FGR=[YR=1993;ORIG=-22,49] S7 E22 N33 W10 S11 W12 S15 \$			
FEP=[YR=2007;ORIG=-10,0] W25 S11 E25 N11 \$			
FSP=[YR=2022;ORIG=-35,0] W37 S9 E20 N4 E17 N5 \$			
FOP=[YR=2022;ORIG=0,0] W10 S23 E10 N23 \$			
FOP=[YR=1993;ORIG=-46,49] E24 N4 W15 N6 W9 S10 \$			

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