



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2															
Exterior Wall	16	WD FR STUC 90	0900	01	2,382	111.5240	132.43	315,448	2013	2013	0	0	4.50	95.50	VALUATION BY STANDARD															
Exterior Wall	21	STONE 10	2 SNGL FAM - 0% - 0													Heated Area: 1674 HX Base Yr														
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 301,253														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 52,497														
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 498,240														
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 851,990														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 223,703														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 628,287														
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0														
Bathrooms	2	100														BASE TAXABLE VALUE 628,287														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 851,990														
Stories	0	0 100	NCON VALUE 0																											
Units	0	0 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 724,571																											
Quality			03	Quality Level 03																										
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	1,674	100	1,674	211,712																										
FGR	952	55	524	66,270																										
FOP	60	30	18	2,277																										
FSP	416	40	166	20,994																										
TOTALS			3,102	2,382	301,253																									
EXTRA FEATURES			97127 BELLEVILLE LN, YULEE																											
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	0510	GARAGE WD-	0	0	25	30	750.00	SF	35.00	35.00	100	1995	1995	3	24	6,300														
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1995	1995	3	20	482														
4	0300	BOAT DCK W	0	0	236	4	944.00	SF	40.00	40.00	100	2004	2004	3	40	15,104														
5	0300	BOAT DCK W	0	0	0	0	348.00	SF	40.00	40.00	100	2004	2004	3	40	5,568														
6	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2004	2004	3	24	662														
7	0303	FLT DOCK W	0	0	24	9	216.00	SF	26.00	26.00	100	2006	2006	3	48	2,696														
8	0317	DCK PLNG W	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	1,620														
9	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2011	2011	3	55	1,375														
10	0812	CONCRETE C	0	0	0	0	1,216.00	SF	4.00	4.00	100	2006	2006	3	88	4,280														
11	0811	CONCRETE B	0	0	37	15	550.00	SF	5.20	5.20	100	2011	2011	3	93	2,660														
LAND DESCRIPTION			TOTAL OB/XF 40,747																											
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	0	0008	RS-1	173.00	317.00	173.00	FF		1.00	1.00	0.90	3,200.00	2,880.00	498,240													
REVIEW DATE 11/29/2016 BY KW Total Acres: 0.00 Total Land Value: 498,240 Market: 0 Agricultural: 0 Common: 498,240 PRINTED 08/02/2023 BY SYS																														



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
DOR CODE										0100 SINGLE FAMILY										Tax Group: 4									
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4031.00										Tax Dist:									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOT ADJ AREA										SUBAREA MARKET VALUE										STANDARD									
TOTALS										BLD DATE										LGL DATE									
EXTRA FEATURES										XF DATE										LAND DATE									
INC DATE										AG DATE										SALES DATA									
OFF RECORD Number										DATE										TYPE INST									
2126/0412										6/06/2017										WD Q I 01									
GRANTOR: BILLY LEE JACOBY REVO										GRANTEE: RESETARITS DOUGLAS										1889/0681									
11/01/2013										WD U I 11										100									
GRANTOR: JACOBY BILLY L										GRANTEE: JACOBY BILLY LEE TR										BUILDING NOTES									
BUILDING DIMENSIONS										BUILDING DIMENSIONS										BUILDING DIMENSIONS									
LAND DESCRIPTION										TOTAL OB/XF										11,750									
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									
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