

WILLIAMS CAROLE S
97028 BELLEVILLE LANE
YULEE, FL 32097

2023

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	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 50		0100	01		2,619	113.5200	102.45	268,317	1979	1995		0		0	13.38	86.62	VALUATION BY					STANDARD									
Exterior Wall		16	WD FR STUC 50		1 SINGLE FAM - 100% - 1988										Heated Area: 2208					HX Base Yr 1988					Tax Group: 4					Tax Dist:				
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE					232,416														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					5,228														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					200,000														
Interior Floo		14	CARPET 90												TOTAL MARKET VALUE					437,644														
Interior Floo		10	TERRAZZO 10												SOH/AGL Deduction					268,314														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					169,330														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Bedrooms			3 100												BASE TAXABLE VALUE										119,330									
Bathrooms			2 100												TOTAL JUST VALUE										437,644									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		2.	2. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										356,414																			
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
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		1,104	100	1,104	97,972																													
FGR		384	55	211	18,725																													
FGR		258	55	142	12,601																													
FOP		192	30	58	5,147																													
FUS		1,104	100	1,104	97,972																													
TOTALS		3,042		2,619	232,416																													
EXTRA FEATURES						97028 BELLEVILLE LN, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU										
																XF DATE				LAND DATE														
																INC DATE				AG DATE														
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	0810	CONCRETE A	0 100	0 0	1,625.00	SF	6.50	6.50	100	1985	1985	3	49.5	5,228																				