IN OR 765/1087
R788147 & R788148 & R788149

KEY SANDRA L &/COPELAND CAREY M
97136 BELLVILLE LN
YULEE, FL 32097

2023

42-3N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

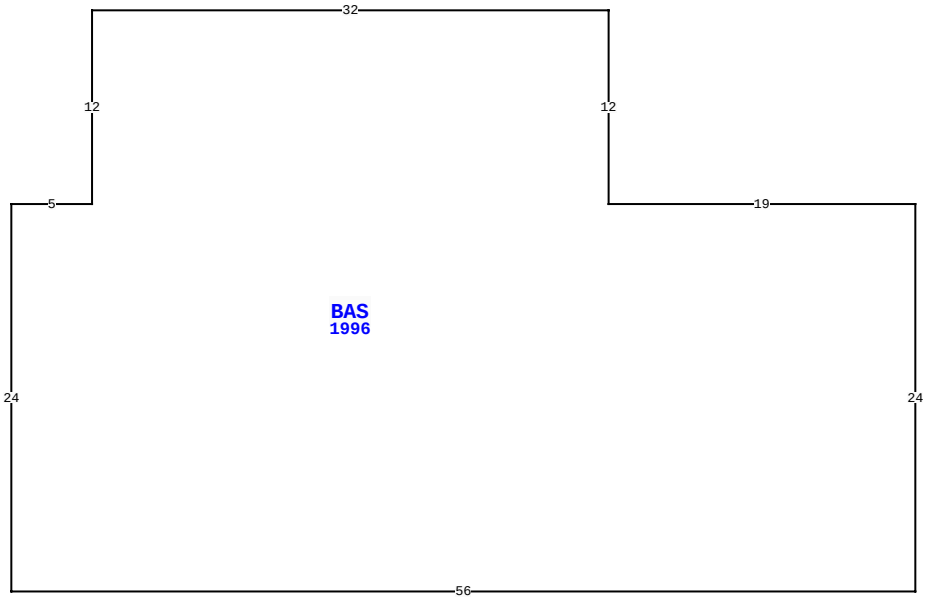
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	51,650
TOTALS	1,728		1,728	51,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	122.0000	85.40	147,571	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1997 Heated Area: 1728 HX Base Yr 1997



97136 BELLEVILLE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,650
TOTAL MARKET OB/XF VALUE		5,374
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		125,024
SOH/AGL Deduction		61,226
ASSESSED VALUE		63,798
TOTAL EXEMPTION VALUE	HX HB WX	42,223
BASE TAXABLE VALUE		21,575
TOTAL JUST VALUE		125,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-568	MH MOVE-ON	38,900	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/1087	7/19/1996	QC	U	I	06	29,300
GRANTOR: LEVY KATHRYN G L/E						
GRANTEE: KEY SANDRA L & MART						
0616/0235	1/03/1991	QC	U	I	18	100
GRANTOR: LEVY KEN & VICKIE						
GRANTEE: KEY & COPELAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 N12 W32 S12 W5 S24 E56 N24$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0752	USP	0	0	12	12	144.00	SF	15.00	15.00	100	1994	1994	3	23	497	
3	0753	UEP	0	0	20	10	200.00	SF	22.00	22.00	100	2006	2006	3	48	2,112	

LAND DESCRIPTION

TOTAL OB/XF 5,374

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RS-1	0.00	0.00	0.85	AC		1.00	1.00	1.00	80,000.00	80,000.00	68,000							

REVIEW DATE 08/14/2017 BY KW Total Acres: 0.85 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS