LOT 13
IN OR 1933/600
PINE RIDGE PB 5/143

BELL LETESHIA D
97365 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-5300-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

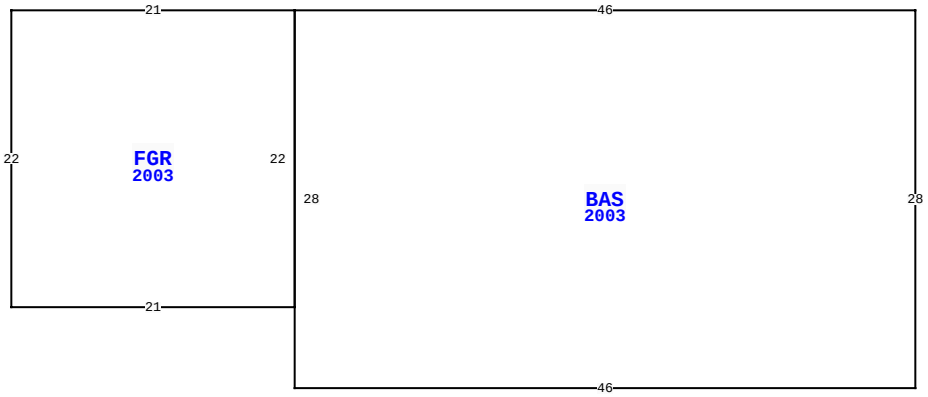
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	129,007
FGR	462	55	254	25,441
TOTALS	1,750		1,542	154,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	122.2980	110.37	170,191	2003	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1288 HX Base Yr 2017



97365 AMY DR, 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		154,448
TOTAL MARKET OB/XF VALUE		4,986
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		239,434
SOH/AGL Deduction		116,187
ASSESSED VALUE		123,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,247
TOTAL JUST VALUE		239,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108874	NEW CONSTR	87,000	11/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0600	8/20/2014	WD	U	I	30	150,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: BELL LETESHIA D						
1662/1596	2/05/2010	WD	U	I	12	114,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BELL CARLTON T & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W46 FGR=[YR=2003] W21 S22 E21 N22 $ S28 E46 N28 $.

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	0811	CONCRETE B	0	100	22	16	352.00	SF	5.20	5.20	100	2003	2003	3	84	1,538	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2003	2003	3	84	328	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2016	2016	3	78	3,120	

LAND DESCRIPTION

TOTAL OB/XF 4,986

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS