LOT 8
BELLS RIVER EST #2 PB 7/31

BITTINGER JEAN & KEITH
87263 LENTS RD
YULEE, FL 32097

2024

37-3N-27-0135-0008-0000

BUILDING CHARACTERISTICS

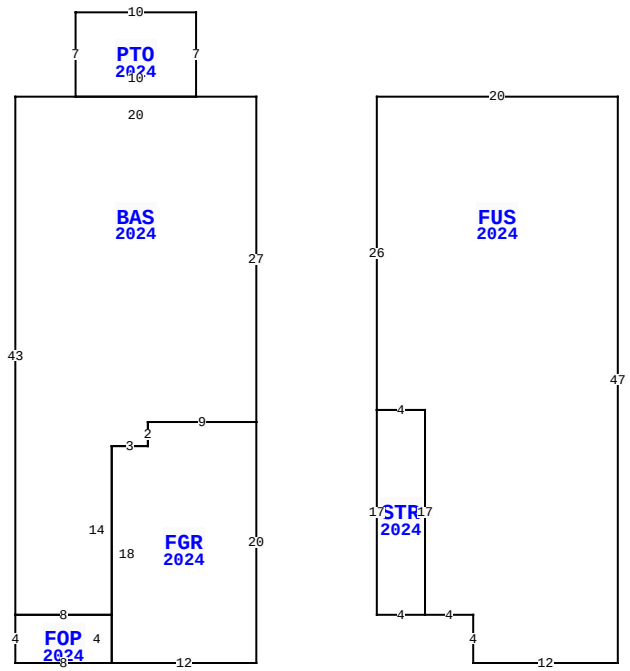
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	674	100	674	75,438
FGR	234	55	129	14,438
FOP	32	30	10	1,119
FUS	840	100	840	94,017
PTO	70	5	4	448
STR	68	10	7	783
TOTALS	1,918		1,664	186,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,664	120.2250	114.21	190,045	2018	2018	0	0	0	2.00	98.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1514 HX Base Yr



87263 LENTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,244
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	226,244
SOH/AGL Deduction	0
ASSESSED VALUE	226,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,244
TOTAL JUST VALUE	226,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0083	6/23/2021	WD	Q	I	02	210,000
GRANTOR: KHAMCHAREON VITHOON						
GRANTEE: BITTINGER JEAN & KE						
2218/0678	8/10/2018	WD	Q	I	01	172,500
GRANTOR: SCHNEIDER JOSEPH M &						
GRANTEE: KHAMCHAREON VITHOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-60,-15] E20 S27 W9 S2 W3 S14 W8 N43 $
FGR=[YR=2024;ORIG=-49,14] N2 E9 S20 W12 N18 E3 $
FOP=[YR=2024;ORIG=-60,28] E8 S4 W8 N4 $
FUS=[YR=2024;ORIG=-30,-15] E20 S47 W12 N4 W4 N17 W4 N26 $
STR=[YR=2024;ORIG=-30,11] E4 S17 W4 N17 $
PTO=[YR=2024;ORIG=-55,-22] E10 S7 W10 N7 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000810	C	TOWNHOUSE1	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS