LOT 12
BELLS RIVER EST #2 PB 7/31

LOLLYPOP PROPERTIES LLC
95425 BERMUDA DR
FERNANDINA BEACH, FL 32034

2024

37-3N-27-0135-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

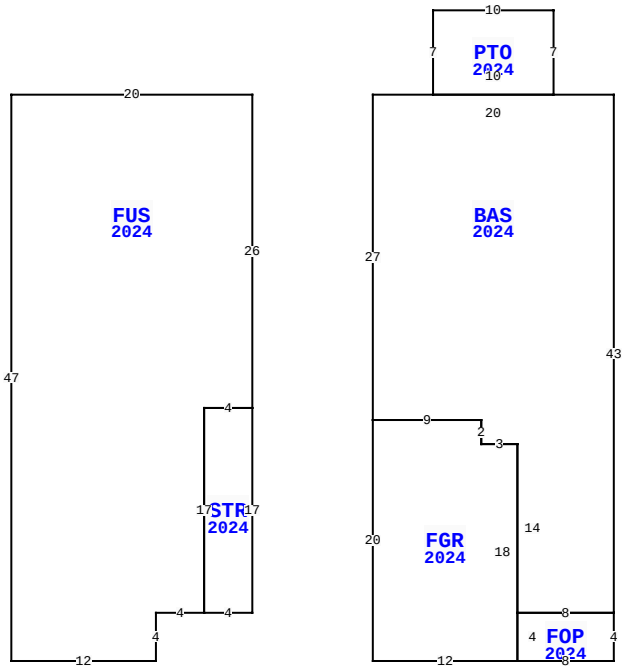
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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 – 100% - 2021 Heated Area: 1514 HX Base Yr 2021



87279 LENTS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,244
TOTAL MARKET OB/XF VALUE		4,742
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		230,986
SOH/AGL Deduction		46,488
ASSESSED VALUE		184,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,498
TOTAL JUST VALUE		230,986
NCON VALUE		4,742
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09679	REPAIR/RRF	8,000	09/01/2006
M12012	MECH OTHER	0	09/01/2006
P11523	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/83	3/08/2024	WD	Q	I	01	275,000
GRANTOR: BUBEN HUNTER &						
GRANTEE: LOLLYPOP PROPERTIES						
2191/0463	4/19/2018	WD	Q	I	01	177,000
GRANTOR: BELLS RIVER SIX LLC						
GRANTEE: BUBEN HUNTER & ABIG						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-40,-15] W20 S47 E12 N4 E4 N17 E4 N26 $
BAS=[YR=2024;ORIG=-10,-15] W20 S27 E9 S2 E3 S14 E8 N43 $
FGR=[YR=2024;ORIG=-21,14] N2 W9 S20 E12 N18 W3 $
PTO=[YR=2024;ORIG=-15,-22] W10 S7 E10 N7 $
STR=[YR=2024;ORIG=-40,11] W4 S17 E4 N17 $
FOP=[YR=2024;ORIG=-10,28] W8 S4 E8 N4 $

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	0471	VINYL FNC	0	100	0	0	145.00	LF	32.00	32.00	100	2024	2020		96	4,454	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2020		96	288	

LAND DESCRIPTION

TOTAL OB/XF 4,742

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	100		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