

LOT 5
BELLS RIVER ESTATES #3
PB 7/116

MANNS HERMAN B
87304 LENTS RD
YULEE, FL 32097

2024

37-3N-27-0136-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	145,495
FGR	616	55	339	28,810
FOP	48	30	14	1,190
FSP	300	40	120	10,199
FUS	2,238	100	2,238	190,196
TOTALS	4,914		4,423	375,889

EXTRA FEATURES

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	0812	CONCRETE C	0 100	0	0	1,834.00	SF	4.00	4.00	100	2006	2006	3	87	6,382	
2	0862	POOL VINYL	0 100	0	0	707.00	SF	50.00	50.00	100	2007	2007	3	48	16,968	
3	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20	100	2007	2007	3	88	3,267	
4	0810	CONCRETE A	0 100	30	12	360.00	SF	6.50	6.50	100	2006	2006	3	87	2,036	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,423	97.7680	92.88	410,808	2006	2006	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 3950 HX Base Yr											
BLD DATE 01/08/2007 JM LGL DATE 01/08/2007 JM AG DATE 01/08/2007 JM											

87304 LENTS RD, YULEE

TOTAL OB/XF 28,653											

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Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		375,889
TOTAL MARKET OB/XF VALUE		28,653
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		449,542
SOH/AGL Deduction		2,250
ASSESSED VALUE		447,292
TOTAL EXEMPTION VALUE	13	447,292
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		449,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617954	CO ISSUED	284,452	06/01/2006
M0611638	H/AC	0	06/01/2006
B0617954	NEW CONSTR	284,452	06/01/2006
E0617480	ELEC OTHER	2,000	06/01/2006
P0611218	OTHER	0	06/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2430/0500	2/01/2021	WD Q	I 01
GRANTOR: COCKLIN CANDICE R HAL			
GRANTEE: MANNS HERMAN B			
2010/0561	10/19/2015	SW U	I 12
GRANTOR: FEDERAL HOME LOAN MOR			
GRANTEE: HALLACK STEVEN MICH			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W20 FSP=[YR=2006] N10 W30 S10 E30\$W34 S44 E14 FOP=[YR=2006] E12 N4 W12 S4\$ N4 E12 FGR=[YR=2006] S4 E 28 N22 W28 S18\$ N18 E28N22\$ PTR=E20 FUS=[YR=2006] E54 S44 W28 N4 W 3 N10 W9 S14 W14 N44\$W20\$.			

TOTAL OB/XF 28,653											

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