LOT 15
BELLS RIVER ESTATES #3
PB 7/116

KONDRATYUK RUSLAN & IRINA
97172 YORKSHIRE DR
YULEE, FL 32097

2024

37-3N-27-0136-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

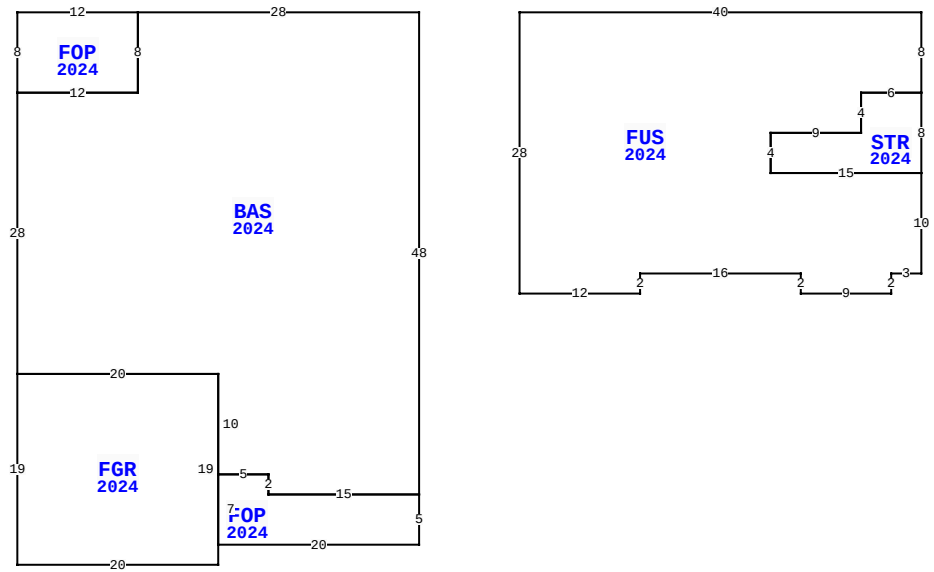
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	01	Quality Level 01
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	1,574	100	1,574	187,259
FGR	380	55	209	24,865
FOP	96	30	29	3,450
FOP	110	30	33	3,926
FUS	998	100	998	118,732
STR	84	10	8	952
TOTALS	3,242		2,851	339,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,851	95.1750	118.97	339,183	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2572 HX Base Yr 2024



97172 YORKSHIRE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,183
TOTAL MARKET OB/XF VALUE		6,266
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		410,449
SOH/AGL Deduction		0
ASSESSED VALUE		410,449
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,449
TOTAL JUST VALUE		410,449
NCON VALUE		345,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013136	CO ISSUED		10/12/2023
22018074	NEW CONSTR	452,557	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/345	11/01/2023	WD	U	I	11	100
GRANTOR: BRE SUB II LLC						
GRANTEE: KONDRATYUK RUSLAN &						
2677/425	11/01/2023	WD	Q	I	01	475,000
GRANTOR: BRE SUB II LLC						
GRANTEE: KONDRAYTUK RUSLAN &						

BUILDING NOTES

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
2	0810	CONCRETE A	0	100	0	0	964.00	SF	6.50	6.50	100	2024	2023		100	6,266	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,18] E12 N8 E28 S48 W15 N2 W5 N10 W20 N28 $
FOP=[YR=2024;ORIG=22,10] W12 S8 E12 N8 $
FGR=[YR=2024;ORIG=10,46] E20 S19 W20 N19 $
FOP=[YR=2024;ORIG=50,58] W15 N2 W5 S7 E20 N5 $
FUS=[YR=2024;ORIG=60,10] E40 S8 W6 S4 W9 S4 E15 S10 W3 S2 W9 N2 W16 S2 W12 N28 $
STR=[YR=2024;ORIG=100,18] W6 S4 W9 S4 E15 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,266

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	000116	C	SFR MARSH	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/30/2023 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS