

LOT 26
IN OR 2183/197
BELLS RIVER ESTATES #3

DYAL STEVEN & ASHLEY
97041 OVERTON CT
YULEE, FL 32097

2024

37-3N-27-0136-0026-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	03 MASONRY 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
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NEIGHBORHOOD/LOC	4062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1,282	119,963
FGR	420	55	231	21,616
FOP	18	30	5	468
FUS	1,640	100	1,640	153,463
PTO	240	5	12	1,123
USP	272	30	82	7,673

TOTALS	3,872		3,252	304,306
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,008.00	SF	6.50
2	0910	SCRN RM L	0	0	17	14	238.00	SF	15.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,252	103.6840	98.50	320,322	2013	2013	0	0	5.00	95.00

1 SINGLE FAM - 0% - 0

97041 OVERTON CT, YULEE									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1
STANDARD									4
VALUATION BY					Tax Group: 4				
BUILDING MARKET VALUE					Tax Dist:				
TOTAL MARKET OB/XF VALUE					304,306				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					357,964				
SOH/AGL Deduction					52,697				
ASSESSED VALUE					305,267				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					305,267				
TOTAL JUST VALUE					357,964				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					344,463				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531253	SCRM	5,312	10/01/2015
B1326810	CO ISSUED	1	04/23/2013
B1326810	SFR	324,568	01/01/2013
P1316347	NEW CONSTR	0	01/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2183/0197	3/09/2018	WD	Q	I	01	262,000	
GRANTOR: EDWARDS DENNIS M & DE							
GRANTEE: DYAL STEVEN & ASHLE							
1855/0509	4/29/2013	WD	Q	I	02	176,200	
GRANTOR: MARONDA HOMES INC OF							
GRANTEE: EDWARDS DENNIS M &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W4 USP=[YR=2015] N16 W17 PTO=[YR=2013] W15 S16 E15 N16\$ S16 E17\$ W36 S29 FGR=[YR=2013] S21 E20 N21 W20\$ E20 S7 E2 FOP=[YR=2013] E6 N3 W6 S3\$ N3 E6 S3 E12 N36\$ PTR=E20 FUS=[YR=2013] E40 S36 W12 N10 W8 S24 W20 N50\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00
TOTAL OB/XF 8,658									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000		