LOT 42
IN OR 1855/981
BELLS RIVER ESTATES #3

SOUTH BRANDON L
97265 YORKSHIRE DR
YULEE, FL 32097

**2024**

**37-3N-27-0136-0042-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

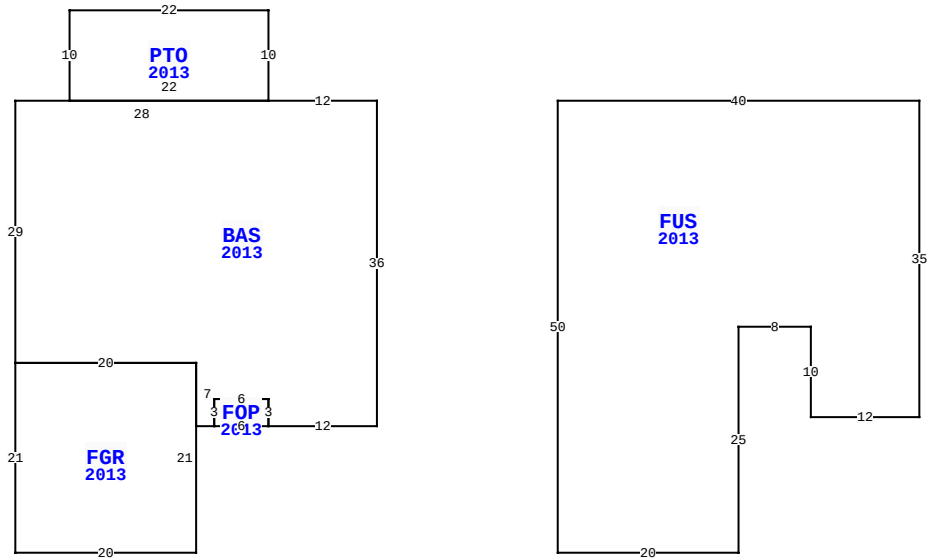
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 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 |
| NEIGHBORHOOD/LOC | 4062.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,282 | 100 | 1,282 | 114,434 |
| FGR | 420 | 55 | 231 | 20,620 |
| FOP | 18 | 30 | 5 | 447 |
| FUS | 1,620 | 100 | 1,620 | 144,604 |
| PTO | 220 | 5 | 11 | 982 |
| TOTALS | 3,560 | | 3,149 | 281,086 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,149 | 98.9000 | 93.96 | 295,880 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 100% - 2015 Heated Area: 2902 HX Base Yr 2015




97265 YORKSHIRE DR, 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 | | 281,086 |
| TOTAL MARKET OB/XF VALUE | | 4,815 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 330,901 |
| SOH/AGL Deduction | | 123,309 |
| ASSESSED VALUE | | 207,592 |
| TOTAL EXEMPTION VALUE | VX HX HB | 55,000 |
| BASE TAXABLE VALUE | | 152,592 |
| TOTAL JUST VALUE | | 330,901 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,297 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226720 | CO ISSUED | 1 | 04/23/2013 |
| M1317838 | H/AC | 3,332 | 01/01/2013 |
| P16295 | NEW CONSTR | 0 | 01/01/2013 |
| B1226720 | NEW CONSTR | 324,568 | 12/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1855/0981 | 4/25/2013 | SW | Q | I | 01 | 173,500 |
| GRANTOR: MARONDA HOMES INC OF | | | | | | |
| GRANTEE: SOUTH BRANDON L | | | | | | |
| 1371/0340 | 12/02/2005 | WD | U | V | 19 | 892,500 |
| GRANTOR: BELLS RIVER ESTATES L | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2013] W12 PTO=[YR=2013] N10 W22 S10 E22$ W28 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 S35 W12 N10 W8 S25 W20 N50$ W20$.

### 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 788.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 94 | 4,815 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,815

| 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 | 000100 | C | SFR | 100 | | 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 Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS