PT OF LOT 2
IN OR 489 PG 1327
ESMT IN OR 498/1126

BULLS EDWARD GARY & LISA T
P O BOX 568
YULEE, FL 32041-0568

2024

37-3N-27-4680-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

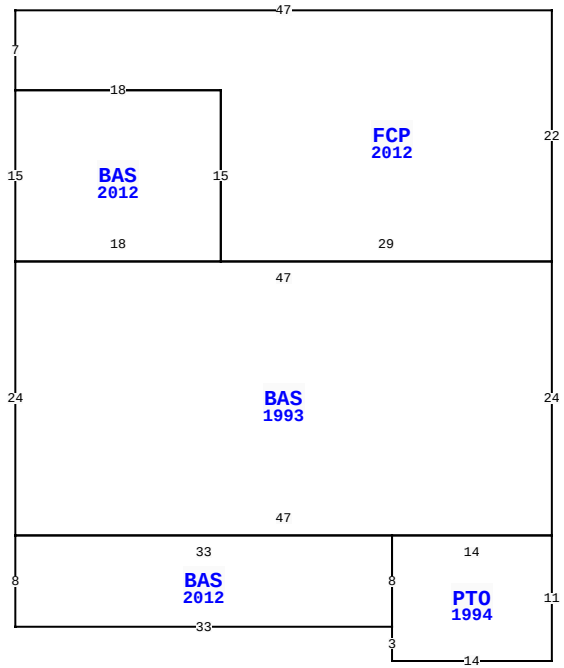
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	88,501
BAS	264	100	264	20,713
BAS	270	100	270	21,184
FCP	764	25	191	14,986
PTO	154	5	8	628
TOTALS	2,580		1,861	146,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	103.8000	98.69	183,662	1920	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 1662 HX Base Yr



87335 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,011
TOTAL MARKET OB/XF VALUE		8,188
TOTAL LAND VALUE - MARKET		136,080
TOTAL MARKET VALUE		290,279
SOH/AGL Deduction		192,469
ASSESSED VALUE		97,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,810
TOTAL JUST VALUE		290,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5945	HOUSEMVING	0	08/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0489/1327	5/01/1986	WD	U	V		13,000
GRANTOR:						
GRANTEE:						
0489/1324	5/01/1986	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012] W47 S7 BAS=[YR=2012] S15 BAS=[YR=1993] S24 BAS=[YR=2012] S8 E33 PTO=[YR=1994] S3 E14 N11 W14 S8$ N8 W33$ E47 N24 W47$ E18 N15 W18$ E18 S15 E29 N22$.

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	0510	GARAGE WD-	0	100	35	28	980.00	SF	35.00	35.00	100	1984	1984	3	20	6,860	
2	0681	POLE SHED	0	100	35	11	385.00	SF	15.00	15.00	100	1995	1995	3	23	1,328	

LAND DESCRIPTION

TOTAL OB/XF 8,188

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		OR	0.00	0.00	1.89	AC		1.00	1.00	0.90	80,000.00	72,000.00	136,080							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.89 Total Land Value: 136,080 Market: 0 Agricultural: 0 Common: 136,080 PRINTED 08/06/2024 BY SYS