

IN OR 2567/1711  
PAR 1-17 & 1-18  
RP 1770 & 1771

SMITH WARREN & PATRICIA REV LIVING TRUST  
87352 BELL RIVER ESTATES RD  
YULEE, FL 32097

2024

39-3N-27-0000-0001-0170



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,000            | 100         | 2,000        | 51,744               |
| FEP       | 320              | 85          | 272          | 7,037                |
| FOP       | 176              | 30          | 53           | 1,371                |
| FOP       | 176              | 30          | 53           | 1,371                |
| TOTALS    | 2,672            |             | 2,378        | 61,524               |

| 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 |
| 1              | 0681       | POLE SHED   | 0 100   | 10 | 16 | 160.00 | SF | 15.00 | 15.00          | 100       | 1990    | 1990        | 3 | 20     |
| 2              | 0510       | GARAGE WD-  | 0 100   | 26 | 16 | 416.00 | SF | 35.00 | 35.00          | 100       | 1996    | 1996        | 3 | 24     |
| 3              | 0681       | POLE SHED   | 0 100   | 30 | 20 | 600.00 | SF | 15.00 | 15.00          | 100       | 1996    | 1996        | 3 | 24     |
| 4              | 0680       | POLE SHED   | 0 100   | 16 | 26 | 416.00 | SF | 10.00 | 10.00          | 100       | 1996    | 1996        | 3 | 24     |

| 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 |
| 1                | 000102   | C   | SFR/MH               | 100 | 0007 | OR       | 0.00  | 0.00  | 4.00        | AC        |     | 1.00     | 1.00   | 0.90    |

| TYPE                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|----------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0820                                                                                               | 02  | 2,378     | 123.2000    | 86.24          | 205,079        | 1970 | 1980 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 93- - 100% - 0                                                                               |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2272 HX Base Yr                                                                       |     |           |             |                |                |      |      |      |      |       |        |
| <div><div><div>FEP 1993</div><div>FOP 1993</div><div>BAS 1993</div><div>FOP 1993</div></div></div> |     |           |             |                |                |      |      |      |      |       |        |
| 87352 BELL RIVER EST RD, YULEE                                                                     |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,132                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE<br>XF DATE<br>INC DATE  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE<br>LAND DATE<br>AG DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 06/20/2023 MLU                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| PAGE 1 of 2 4             |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 72,583    |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 7,132     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 288,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 367,715   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 261,861   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 105,854   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 55,854    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 367,715   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 363,889   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 95 0367    | REPAIR/RRF  | 2,200 | 07/01/1995 |
| 95-1871    | H/AC        | 0     | 06/01/1995 |
| 8745       | MH MOVE-ON  | 2,000 | 11/19/1991 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2567/1711                      | 3/30/2022 | QC           | U      | I      | 11        | 100           |
| GRANTOR: SMITH WARREN & PATRIC |           |              |        |        |           |               |
| GRANTEE: SMITH WARREN & PATR   |           |              |        |        |           |               |
| 2551/0685                      | 3/30/2022 | QC           | U      | I      | 11        | 100           |
| GRANTOR: SMITH WARREN & PATRIC |           |              |        |        |           |               |
| GRANTEE: SMITH WARREN & PATR   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W16 FOP=[YR=1993] W22 FEP=[YR=1993] W40 S8 E40N8\$ S8E22 N8 \$ S8 W62 S24 E40 FOP=[YR=1993] S8 E22 N8 W22\$ E38 N32\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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