IN OR 1074/41

MASSEY SUZANNE LEE EST
87144 BELL RIVER ESTATES RD
YULEE, FL 32097

2024

39-3N-27-0000-0001-0310

BUILDING CHARACTERISTICS

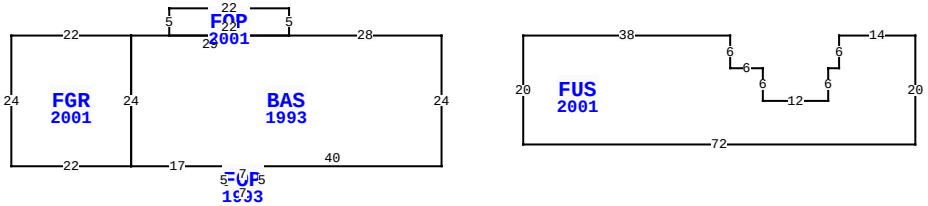
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,368	100	1,368	141,631
FGR	528	55	290	30,024
FOP	35	30	10	1,035
FOP	110	30	33	3,417
FUS	1,248	100	1,248	129,207
TOTALS	3,289		2,949	305,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,949	113.3076	141.63	417,667	1985	1985	0	0	0	26.90	73.10

1 SNGL FAM – 0% - 2023 Heated Area: 2616 HX Base Yr



87144 BELL RIVER EST RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	305,315
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	316,800
TOTAL MARKET VALUE	624,145
SOH/AGL Deduction	0
ASSESSED VALUE	624,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	624,145
TOTAL JUST VALUE	624,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003455	REPAIR/RRF	33,989	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1074/0041	8/12/2002	WD	U	I	07	100
GRANTOR: MASSEY JOHN C & MARY						
GRANTEE: MASSEY BRUCE & SUZA						
1041/0179	3/04/2002	WD	U	V	01	100
GRANTOR: MASSEY JOHN C & MARY						
GRANTEE: MASSEY BRUCE T & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=2001] N5 W22 S5 E22$ W29
FGR=[YR=2001] W22 S24 E22 N24$ S24 E17 FOP=[YR=1993] S5 E7
N5 W7$ E40 N24$ PTR=E15 FUS=[YR=2001] E38 S6 E6 S6 E12 N6 E2
N6 E14 S20 W72 N20$ W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.28	AC		1.00	1.00	0.75	80,000.00	60,000.00	316,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.28 Total Land Value: 316,800 Market: 0 Agricultural: 0 Common: 316,800 PRINTED 08/06/2024 BY SYS