

BELLS RIVER TIMBER LLC
PO BOX 23627
JACKSONVILLE, FL 32241-3627

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		05		AVERAGE 100		0100		01		659		105.5450		100.27		66,078		1967		1967		0		0		10		21.25		68.75		VALUATION BY					STANDARD												
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 0								Heated Area: 624																Tax Group: 4					Tax Dist:												
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					45,429												
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					289,898												
Interior Floor		14		CARPET 90																												TOTAL LAND VALUE - MARKET					3,283,200												
Interior Floor		08		SHT VINYL 10																												TOTAL MARKET VALUE					885,852												
Air Condition		01		NONE 100																												SOH/AGL Deduction					0												
Heating Type		02		CONVECTION 100																												ASSESSED VALUE					885,852												
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0												
Bathrooms				1 100																												BASE TAXABLE VALUE					885,852												
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					3,618,527												
Stories				1. 1. 100																												NCON VALUE					0												
Units				0 100																												INCOME VALUE																	
BUD8 Adjustme		04		DIST 01 100																												PREVIOUS YEAR MKT VALUE					3,640,534												
Occupancy		00		NONE 100																																													
Quality		02		Quality Level 02																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4031.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		624		100		624		43,016																																									
DCK		36		10		4		276																																									
UOP		156		20		31		2,137																																									
TOTALS		816				659		45,429																																									
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		OB/XF MKT VALUE		NOTES																			
1 0510		GARAGE WD-		0 0 36 40		1,440.00		SF 35.00		35.00		100		1950		1950 3 20		10,080																															
2 0940		SHEDS/PORT		0 0 12 12		144.00		SF 30.00		30.00		100		1964		1964 3 20		864																															
3 0525		GAZEBO		0 0 0 0		1.00		UT 5,000.00		5,000.00		100		1970		1970 3 20		1,000																															
4 0936		SEPTC TANK		0 0 0 0		1.00		UT 6,000.00		6,000.00		100		1950		1950 3 100		6,000																															
5 0937		WELL		0 0 0 0		1.00		UT 6,000.00		6,000.00		100		1950		1950 3 100		6,000																															
6 0200		BARN WD 0-		0 0 0 0		1,440.00		SF 20.00		20.00		100		1965		1965 3 20		5,760																															
7 0681		POLE SHED		0 0 36 20		720.00		SF 15.00		15.00		100		2003		2003 3 32		3,456																															
8 0301		BOAT DCK C		0 0 0 0		6,338.00		SF 80.00		80.00		100		2006		2006 3 44		223,098																															
9 0303		FLT DOCK W		0 0 100 12		1,200.00		SF 26.00		26.00		100		2006		2006 3 44		13,728																															
10 0303		FLT DOCK W		0 0 100 12		1,200.00		SF 26.00		26.00		100		2006		2006 3 44		13,728																															
LAND DESCRIPTION																																TOTAL OB/XF					283,714												
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1 005000		C		RURAL HOME		0 0005		OR		0.00 0.00		200.00		FF		1.00		1.00		0.80		3,200.00		2,560.00		512,000																							
2 006000		A		PAST1/HAY		0 0005		OR		0.00 0.00		35.00		AC		1.00		1.00		1.00		370.00		370.00		12,950																							
3 005600		A		TIMBER 3 SI		0 0005		OR		0.00 0.00		45.00		AC		1.00		1.00		1.00		415.00		415.00		18,675																							
4 005902		A		HARDWOOD SI		0		OR		0.00 0.00		30.00		AC		1.00		1.00		1.00		190.00		190.00		5,700																							
5 009500		C		SUBMERGED		0		OR		0.00 0.00		48.00		AC		1.00		1.00		1.00		25.00		25.00		1,200																							
6 009910		M		MKT. VAL. AG		0		OR		0.00 0.00		158.00		AC		1.00		1.00		1.00		15,000.00		15,000.00		2,370,000																							
REVIEW DATE		05/05/2020		BY		NWA		Total Acres: 158.00		Total Land Value: 550,525		Market: 2,770,000		Agricultural: 37,325		Common: 513,200		PRINTED 08/06/2024 BY SYS																															

[illegible]