

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205

MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

1214

HARDWOOD 50
CARPET 50

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

2 100
1 100
MASONRY 100

Stories
Units
BUD8 Adjustme
Occupancy

1.0400

1. 100
0 100
DIST 01 100
NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS77010077071,573

BAS38010038035,322

UOP18204372

TOTALS1,1681,154107,267

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,154117.1830111.32128,4631957199000016.5083.50

1 SINGLE FAM - 0% - 0Heated Area: 1150HX Base Yr

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A001455770.00SF6.506.50100199819983753,754

20820WOOD WALK005840.00SF11.7511.7510019981998340188

30820WOOD WALK004624.00SF11.7511.7510019981998340113

40820WOOD WALK0012560.00SF11.7511.7510019981998340282

50820WOOD WALK00373111.00SF11.7511.7510019981998340522

60300BOAT DCK W00925460.00SF40.0040.001002014201437513,800

70310AL GANG WY000020.00LF115.00115.00100201420143651,495

80322BOAT LFT L00001.00UT1,500.001,500.0010019981998320300

90323BOAT LFT H00001.00UT2,500.002,500.0010019981998320500

100200BARN WD 0-001012120.00SF20.0020.0010019981998326624

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000132CSFR RIVER00008RSF-1228.00355.00228.00FF1.001.001.003,200.003,200.00729,600

REVIEW DATE05/13/2022BYKWA

Total Acres: 0.00Total Land Value: 729,600Market: 0Agricultural: 0Common: 729,600

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE112,661

TOTAL MARKET OB/XF VALUE37,670

TOTAL LAND VALUE - MARKET729,600

TOTAL MARKET VALUE879,931

SOH/AGL Deduction141,325

ASSESSED VALUE738,606

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE738,606

TOTAL JUST VALUE879,931

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE876,802

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD

1164/15108/22/2003WDQI

GRANTOR: SAUL RICHARD & SANDRA

GRANTEE: HAGEN ARTHUR R & CH

0828/01443/30/1998WDQI195,000

GRANTOR: DUBOSE ROMMIE & PATRI

GRANTEE: SAUL SANDRA & RICHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 BAS=[YR=1993] W12 UOP=[YR=1998] N3 W6 S3 E6\$ W18 S23 E38 N10 W8 N13\$ S13 E8 S10 E12 N23\$.

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		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 100	6500	01	416	65.0000	22.75	9,464	1998	1998	0	0	0	43.00	57.00	VALUATION BY		STANDARD													
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES - 0% - 0										Heated Area: 192										Tax Group: 4				Tax Dist:				
Roof Cover	03	COMP SHNGL 100	Diagram showing building footprint with dimensions and area calculations.										HX Base Yr										BUILDING MARKET VALUE				112,661				
Interior Wall	02	WALL BD/WD 100																					TOTAL MARKET OB/XF VALUE				37,670				
Interior Floop	03	CONC FINSH 100																					TOTAL LAND VALUE - MARKET				729,600				
Air Condition	01	NONE 100																					TOTAL MARKET VALUE				879,931				
Heating Type	01	NONE 100																					SOH/AGL Deduction				141,325				
Bedrooms	0	100																					ASSESSED VALUE				738,606				
Bathrooms	0	100																					TOTAL EXEMPTION VALUE				0				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE				738,606				
Stories	1.	1. 100																					TOTAL JUST VALUE				879,931				
Units	0	100																					NCON VALUE				0				
Occupancy	00	NONE 100																					INCOME VALUE								
													PREVIOUS YEAR MKT VALUE				876,802														
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	192	100	192	2,490																											
UOP	256	20	51	661																											
USP	192	30	58	752																											
UST	256	45	115	1,491																											
TOTALS		896	416	5,394																											
EXTRA FEATURES					97229 BELLEVILLE LN, YULEE																										
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															
11	0200	BARN WD 0-	0	0	10	12	120.00	SF	20.00	20.00	100	1998	1998	3	26	624															
12	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	28	1,456															
13	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	2000	2000	3	20	312															
14	0803	ASPHALT C	0	0	0	0	2,000.00	SF	2.00	2.00	100	2000	2000	3	50	2,000															
15	0300	BOAT DCK W	0	0	0	0	390.00	SF	40.00	40.00	100	2014	2014	3	75	11,700															
LAND DESCRIPTION										TOTAL OB/XF										16,092											
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
													</																		