PT OF SEC 42-3N-28E &43-3N-28E
IN OR 2489/690
BEING PARCELS 1 & 2

DUNMAN DERRICK & LORIBETH
97205 BELLEVILLE LN
YULEE, FL 32097

2024

42-3N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

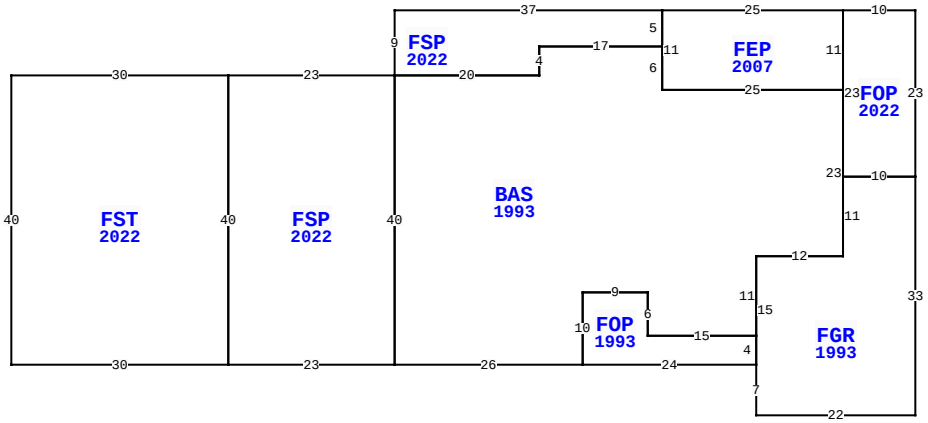
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,168	100	2,168	247,720
FEP	275	80	220	25,138
FGR	594	55	327	37,364
FOP	150	30	45	5,142
FOP	230	30	69	7,884
FSP	265	40	106	12,112
FSP	920	40	368	42,048
FST	1,200	55	660	75,414
TOTALS	5,802		3,963	452,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,963	103.2885	129.11	511,663	1989	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2022 Heated Area: 2168 HX Base Yr 2022



97205 BELLEVILLE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		484,734
TOTAL MARKET OB/XF VALUE		58,430
TOTAL LAND VALUE - MARKET		435,200
TOTAL MARKET VALUE		978,364
SOH/AGL Deduction		105,984
ASSESSED VALUE		872,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		822,380
TOTAL JUST VALUE		978,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006144	REMODEL	50,000	04/20/2022
21015949	DEMOLITION	2,900	11/17/2021
B2114566	GARAGE	86,227	10/22/2021
B16540	ADDITION	25,492	09/01/2005
7785	GARAGE	20,400	01/21/1992
5635	NEW CONSTR	84,000	04/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0690	8/19/2021	WD	Q	I	01	799,500
GRANTOR: BARBER JAMES D & LISA						
GRANTEE: DUNMAN DERRICK & LO						
1982/0374	5/26/2015	WD	U	I	11	100
GRANTOR: BARBER VERNON L						
GRANTEE: BARBER JAMES DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-72,49] E26 N10 E9 S6 E15 N11 E12 N23 W25 N6 W17 S4 W20 S40 $
FST=[YR=2022;ORIG=-95,9] W30 S40 E30 N40 $
FSP=[YR=2022;ORIG=-72,9] W23 S40 E23 N40 $
FGR=[YR=1993;ORIG=-22,49] S7 E22 N33 W10 S11 W12 S15 $
FEP=[YR=2007;ORIG=-10,0] W25 S11 E25 N11 $
FSP=[YR=2022;ORIG=-35,0] W37 S9 E20 N4 E17 N5 $
FOP=[YR=2022;ORIG=0,0] W10 S23 E10 N23 $
FOP=[YR=1993;ORIG=-46,49] E24 N4 W15 N6 W9 S10 $
.

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	0858	SCULP CONC	0	100	0	0	2,055.00	SF	13.00	13.00	100	1989	1989	3	85	22,708	
2	0300	BOAT DCK W	0	100	0	0	337.00	SF	40.00	40.00	100	1989	1989	3	20	2,696	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1989	1989	3	20	1,000	
4	0920	CWALL-WD/M	0	100	0	0	200.00	LF	390.00	390.00	100	1989	1989	3	20	15,600	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
6	0855	CONC PAVER	0	100	0	0	754.00	SF	10.00	10.00	100	2022	2022	3	100	7,540	
7	0803	ASPHALT C	0	100	0	0	5,640.00	SF	2.00	2.00	100	1992	1992	3	50	5,640	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
9	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	
10	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	

TOTAL OB/XF 58,430

LAND DESCRIPTION

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	000132	C	SFR RIVER	100	0008	RSF-1	125.00	415.00	200.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	435,200							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 435,200 Market: 0 Agricultural: 0 Common: 435,200 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

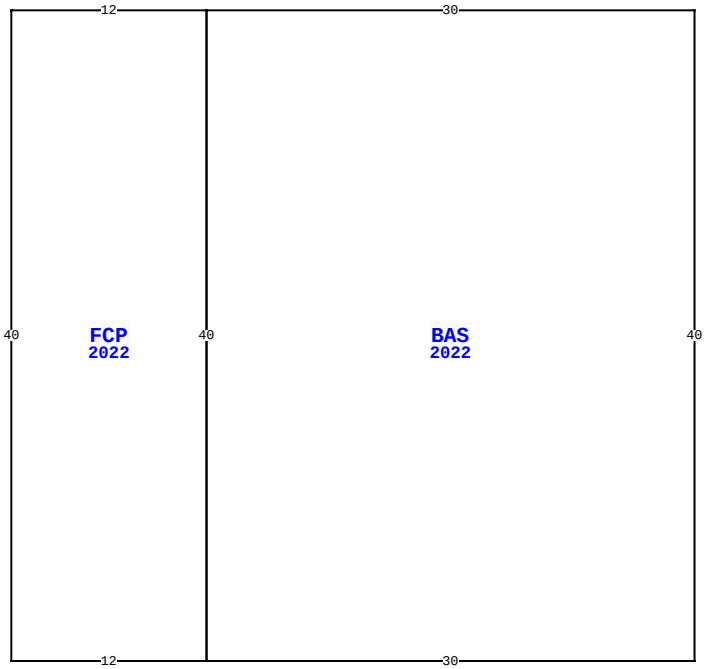
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	29,011
FCP	480	25	120	2,901
TOTALS	1,680		1,320	31,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	69.7840	24.42	32,234	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



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1982/0374	5/26/2015	WD	U	I	11	100
GRANTOR: BARBER VERNON L						
GRANTEE: BARBER JAMES DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 FCP=[YR=2022] W12 S40 E12 N40$ S40 E30 N40$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 435,200 Market: 0 Agricultural: 0 Common: 435,200 PRINTED 08/06/2024 BY SYS