



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 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	1.5	1.5 100
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
BAL	36	15	5	661
BAL	136	15	20	2,642
BAL	170	15	26	3,435
BAS	1,432	100	1,432	189,201
FGR	1,716	55	944	124,725
FOP	72	30	22	2,907
FOP	78	30	23	3,039
FOP	170	30	51	6,739
FUS	555	100	555	73,329
STR	68	10	7	924
TOTALS	4,704		3,112	411,169

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	1,155.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF	1219.00	341.00	219.00

2 SNGL FAM - 100% - 2017

Heated Area: 1987

HX Base Yr 2017

** This building has 13 Sub-Areas

97139 BELLEVILLE LN, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					411,169				
TOTAL MARKET OB/XF VALUE					6,421				
TOTAL LAND VALUE - MARKET					560,640				
TOTAL MARKET VALUE					978,230				
SOH/AGL Deduction					375,343				
ASSESSED VALUE					602,887				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					552,887				
TOTAL JUST VALUE					978,230				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					959,707				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631915	CO ISSUED	0	11/22/2016
B1631915	NEW CONSTR	0	03/01/2016
94-1169	CHNGE SRVC	500	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/0315	11/16/2020	QC	U	I	11	100	
GRANTOR: SPENCER JEFFREY THOMA							
GRANTEE: SPENCER ASHLEY ALIN							
1847/0879	3/20/2013	WD	Q	I	02	105,000	
GRANTOR: MERLINI JOSEPH C JR							
GRANTEE: SPENCER JEFFREY THO							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2016] W44 S40 E13 STR=[YR=2016] S2 E9 N10 W9 S8\$ N8 E9 S8 E8 S2 E14 N42\$ PTR= E30 BAL=[YR=2016] S8 FOP=[YR=2016] S10 BAS=[YR=2016] S24 BAL=[YR=2016] W1 STR=[YR=2016] N8 W9 S7 E4 S1 E5\$ W5 S6 E6 N6\$ FOP=[YR=2016] S6 E13 STR=[YR=2016] S2 E9 N10 W9 S8\$ N6 W13\$ E13 N2 E9 S8 E8 S2E14 N10 E4 N9 W4 N17 FOP=[YR=2016] N6 W12 S6 E12\$ W12 N6 W15 S10 W17\$ E17 N10 W17\$ E17 N8 W17\$ W30\$ PTR= E30 N20 STR=[YR=2016] E9 N2 FUS=[YR=2016] E10 N40 W15 BAL=[YR=2016] W17 S10 E17 N10\$ S31 E5 S9\$ N9 W5 S2 W4 S9 \$ S20 W30\$.									