



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	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2,032	175,174
FGR	504	55	277	23,880
FOP	80	30	24	2,069
FSP	80	40	32	2,759
UOP	120	20	24	2,069
USP	304	30	91	7,845

TOTALS	3,120		2,480	213,794
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	
4	0940	SHEDS/PORT	0	100	11	13	143.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	1.18	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,480	123.2064	117.05	290,284	1986	1986	0	0	0	26.35
1 SINGLE FAM - 100% - 1996											
Heated Area: 2032											
HX Base Yr 1996											
97105 BELLEVILLE LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/20/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,794	
TOTAL MARKET OB/XF VALUE		6,672	
TOTAL LAND VALUE - MARKET		94,400	
TOTAL MARKET VALUE		314,866	
SOH/AGL Deduction		159,959	
ASSESSED VALUE		154,907	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		99,907	
TOTAL JUST VALUE		314,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0733/1384	7/12/1995	WD	U	I	07	100	
GRANTOR: GASKILL NORWOOD							
GRANTEE: BROCKMAN WM & SONJA							
0732/0001	6/21/1995	WD	Q	I		92,500	
GRANTOR: GASKILL NORWOOD							
GRANTEE: BROCKMAN WILLIAM S							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 USP=[YR=2018] N12 W22 D4 L4 FOP=[YR=1993] W10 S8 E10 N8\$ S8 E26\$ W66 S36 E17 FSP=[YR=2013] E10 N8 W10 S8\$ N8 E34 N3 E12 FGR=[YR=1993] S3 E24 N10 UOP=[YR=2018] E10 N12 W10 S12\$ N11 W24 S18\$ N18 E24 N7\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	1.18	AC	