IN OR 765/1087
R788147 & R788148 & R788149

KEY SANDRA L &/COPELAND CAREY M
97136 BELLVILLE LN
YULEE, FL 32097

**2024**

**42-3N-28-0000-0009-0010**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

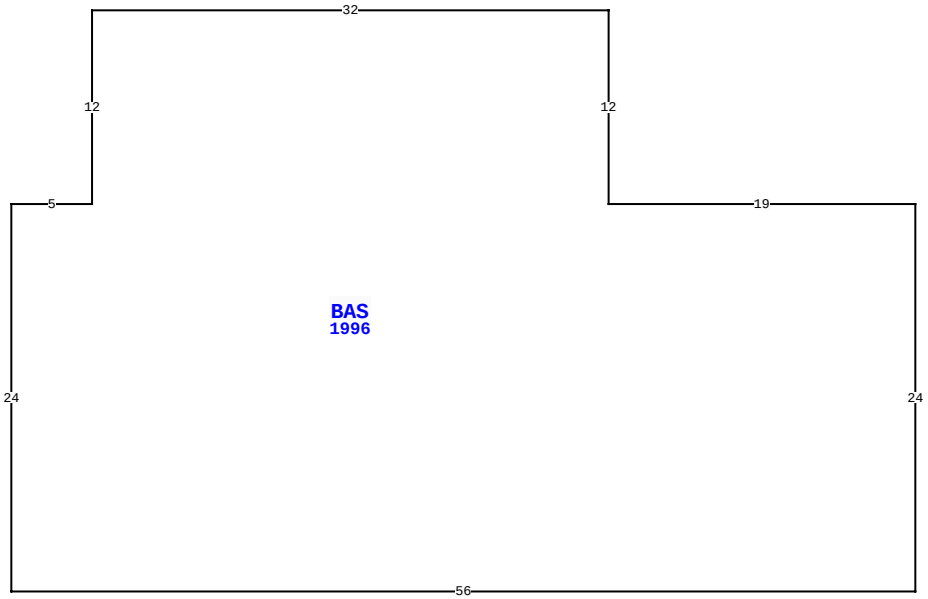
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,728 | 100 | 1,728 | 47,434 |
| TOTALS | 1,728 | | 1,728 | 47,434 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,728 | 122.0000 | 91.50 | 158,112 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 1997 Heated Area: 1728 HX Base Yr 1997




97136 BELLEVILLE LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 47,434 |
| TOTAL MARKET OB/XF VALUE | | 5,063 |
| TOTAL LAND VALUE - MARKET | | 68,000 |
| TOTAL MARKET VALUE | | 120,497 |
| SOH/AGL Deduction | | 54,785 |
| ASSESSED VALUE | | 65,712 |
| TOTAL EXEMPTION VALUE | HX HB WX | 45,712 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 120,497 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-568 | MH MOVE-ON | 38,900 | 08/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0765/1087 | 7/19/1996 | QC | U | I | 06 | 29,300 |
| GRANTOR: LEVY KATHRYN G L/E | | | | | | |
| GRANTEE: KEY SANDRA L & MART | | | | | | |
| 0616/0235 | 1/03/1991 | QC | U | I | 18 | 100 |
| GRANTOR: LEVY KEN & VICKIE | | | | | | |
| GRANTEE: KEY & COPELAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W19 N12 W32 S12 W5 S24 E56 N24$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 77 | 2,695 | |
| 2 | 0752 | USP | 0 | 100 | 12 | 12 | 144.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 432 | |
| 3 | 0753 | UEP | 0 | 100 | 20 | 10 | 200.00 | SF | 22.00 | 22.00 | 100 | 2006 | 2006 | 3 | 44 | 1,936 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,063

| 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 | 000102 | C | SFR/MH | 100 | | RSF-1 | 0.00 | 0.00 | 0.85 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 68,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.85 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/06/2024 BY SYS