LOT 42
BELLS RIVER ESTATE #1 PB 7/90

BENNETT TRISTAN RUSSELL DEREK & BROOKE DANIELLE
3676 SHADY WOODS STREET SOUTH
JACKSONVILLE, FL 32224

2025

37-3N-27-0134-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

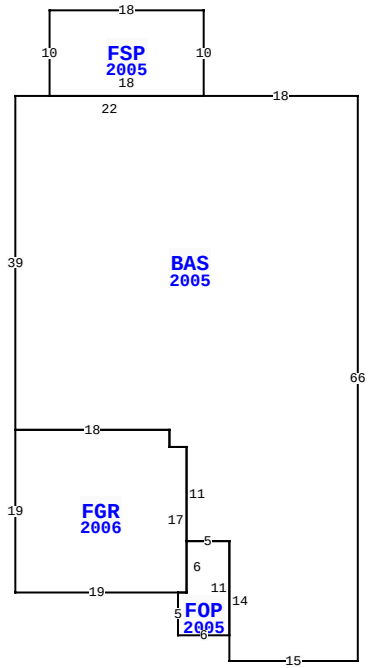
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4055.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2005	2,034	210,345
FGR	376	55	2006	207	21,407
FOP	60	30	2005	18	1,862
FSP	180	40	2005	72	7,445
TOTALS	2,650			2,331	241,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	114.2680	114.27	266,363	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2034 HX Base Yr



87565 ROSES BLUFF RD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,059
TOTAL MARKET OB/XF VALUE	3,813
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	309,872
SOH/AGL Deduction	2,795
ASSESSED VALUE	307,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,077
TOTAL JUST VALUE	309,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/957	5/23/2023	WD	U	I	30	148,000
GRANTOR: BENNETT FAMILY TRUST						
GRANTEE: BENNETT TRISTAN RUS						
2590/1109	8/30/2022	QC	U	I	11	100
GRANTOR: U Y PROPERTIES LLC						
GRANTEE: BENNET FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W18 S10 E18$ W22 S39
FGR=[YR=2006] S19 E19 FOP=[YR=2005] S5 E6 N11 W5 S6 W1 $ E1
N17 W2 N2 W18$ E18 S2 E2 S11 E5 S14 E15 N66$.

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	0811	CONCRETE B	0	0	0	0	873.00	SF	5.20	5.20	100	2005	2005	3	84	3,813	

LAND DESCRIPTION

TOTAL OB/XF 3,813

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS