LOT 5
BELLS RIVER EST #2 PB 7/31

**GRIFFITH RHONDA GAIL**
87241 LENTS RD
YULEE, FL 32097

**2025**

**37-3N-27-0135-0005-0000**

## BUILDING CHARACTERISTICS

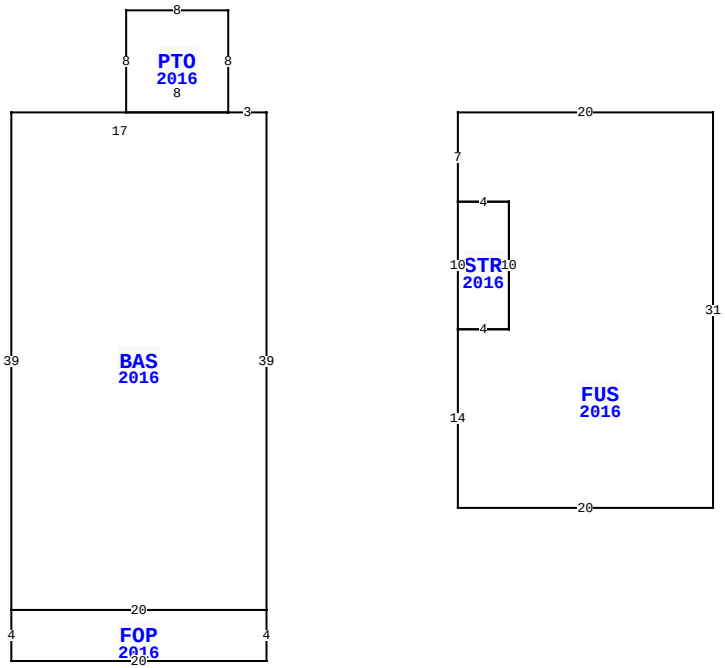
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4037.100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 780 | 100 | 2016 | 780 | 82,819 |
| FOP | 80 | 30 | 2016 | 24 | 2,549 |
| FUS | 580 | 100 | 2016 | 580 | 61,583 |
| PTO | 64 | 5 | 2016 | 3 | 318 |
| STR | 40 | 10 | 2016 | 4 | 425 |
| TOTALS | 1,544 | | | 1,391 | 147,695 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,391 | 110.0320 | 110.03 | 153,052 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 TOWNHOUSE - 100% - 2022 Heated Area: 1360 HX Base Yr 2022




87241 LENTS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,695 |
| TOTAL MARKET OB/XF VALUE | | 1,778 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 199,473 |
| SOH/AGL Deduction | | 24,520 |
| ASSESSED VALUE | | 174,953 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 124,231 |
| TOTAL JUST VALUE | | 199,473 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,893 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1125111 | CO ISSUED | 0 | 01/17/2017 |
| E24972 | NEW CONSTR | 0 | 04/01/2012 |
| M16729 | H/AC | 0 | 12/01/2011 |
| B25111 | NEW CONSTR | 867,810 | 09/01/2011 |
| P14967 | NEW CONSTR | 0 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2781/348 | 4/07/2025 | WD | Q | I | 01 | 219,900 |
| GRANTOR: NUNEZ EMILY | | | | | | |
| GRANTEE: GRIFFITH RHONDA GAI | | | | | | |
| 2505/0926 | 9/13/2021 | WD | Q | I | 02 | 180,000 |
| GRANTOR: HUTTO MOLISSA F/K/A M | | | | | | |
| GRANTEE: NUNEZ EMILY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W3 PTO=[YR=2016] N8 W8 S8 E8$ W17 S39 FOP=[YR=2016] S4 E20 N4 W20$ E20 N39$ PTR= E15 FUS=[YR=2016] E20 S31 W20 N14 STR=[YR=2016] N10 E4 S10 W4$ E4 N10 W4 N7$ W15$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 24 | 12 | 288.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 1,778 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,778

| 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 | 000310 | C | TOWNHOUSE | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS