LOT 6
BELLS RIVER EST #2 PB 7/31

BAYARD SHAWN RYAN & AMANDA LYNN
87245 LENTS RD
YULEE, FL 32097

2025

37-3N-27-0135-0006-0000

BUILDING CHARACTERISTICS

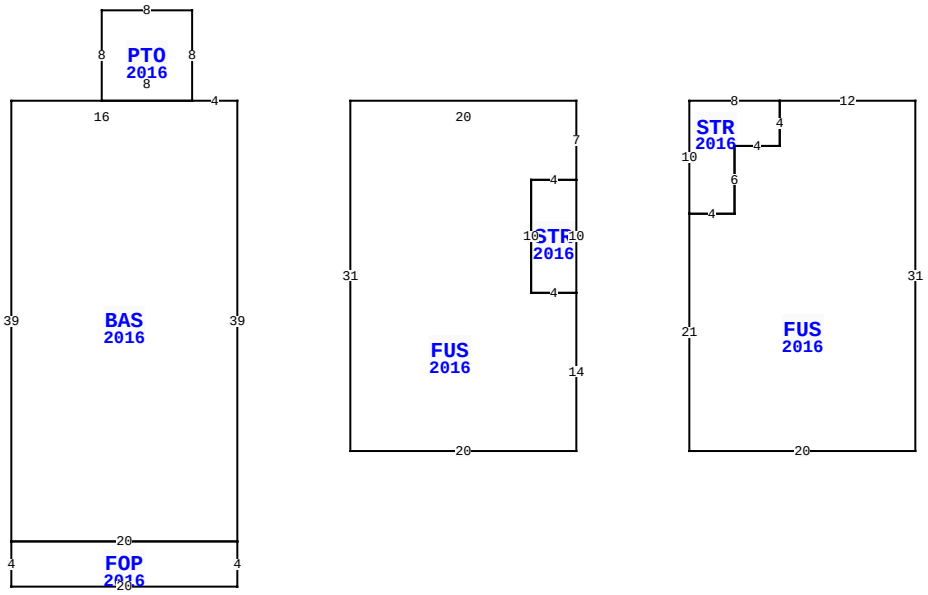
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	78,928
FOP	80	30	2016	24	2,429
FUS	564	100	2016	564	57,071
FUS	580	100	2016	580	58,690
PTO	64	5	2016	3	304
STR	40	10	2016	4	404
STR	56	10	2016	6	607
TOTALS	2,164			1,961	198,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,961	104.8600	104.86	205,630	2016	2016	0	0	0	3.50	96.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1924 HX Base Yr 2022



87245 LENTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,433
TOTAL MARKET OB/XF VALUE		1,778
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,211
SOH/AGL Deduction		27,448
ASSESSED VALUE		222,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,041
TOTAL JUST VALUE		250,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125110	CO ISSUED	0	01/17/2017
E24973	NEW CONSTR	0	04/01/2012
M16730	H/AC	0	12/01/2011
B25110	NEW CONSTR	867,810	09/01/2011
P14966	NEW CONSTR	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1498	11/24/2020	WD	Q	I	01	189,900
GRANTOR: HOLTON KATELYN M & CH						
GRANTEE: BAYARD SHAWN RYAN &						
2098/0498	1/31/2017	WD	Q	I	01	140,000
GRANTOR: GIBBS MICHAEL L						
GRANTEE: HOLTON KATELYN MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N8 W8 S8 E8$ W16 S39 FOP=[YR=2016] S4 E20 N4 W20$ E20 N39$ PTR= E10 FUS=[YR=2016] E20 S7 STR=[YR=2016] S10 W4 N10 E4$ W4 S10 E4 S14 W20 N31$ W10$ PTR= E40 STR=[YR=2016] E8 FUS=[YR=2016] E12 S31 W20 N21 E4 N6 E4 N4$ S4 W4 S6 W4 N10$ W40$.

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	12	24	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