LOT 7
BELLS RIVER EST #2 PB 7/31

LOCHAN MATTHEW
87259 LENTS ROAD
YULEE, FL 32097

2025

37-3N-27-0135-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

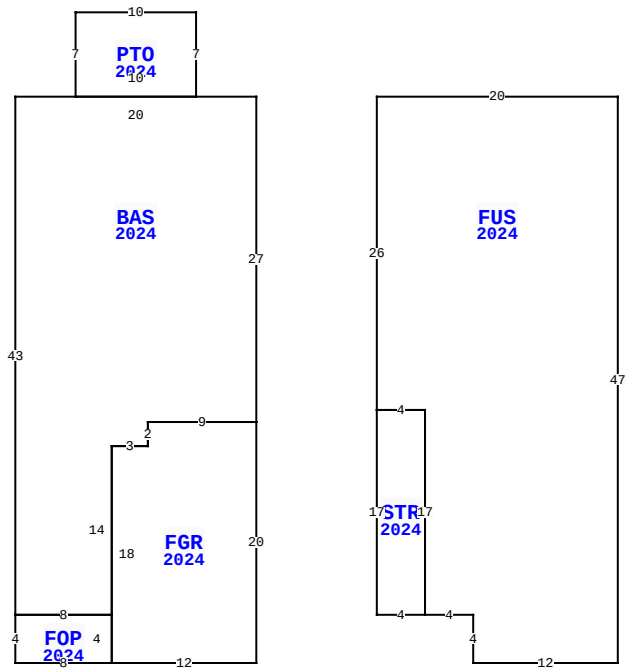
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	674	100	2024	674	75,244
FGR	234	55	2024	129	14,402
FOP	32	30	2024	10	1,116
FUS	840	100	2024	840	93,776
PTO	70	5	2024	4	447
STR	68	10	2024	7	782
TOTALS	1,918			1,664	185,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,664	114.5000	114.50	190,528	2018	2018	0	0	0	2.50	97.50

1 TOWNHOUSE - 100% - 2020 Heated Area: 1514 HX Base Yr 2020



87259 LENTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,765
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,765
SOH/AGL Deduction		50,796
ASSESSED VALUE		184,969
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,247
TOTAL JUST VALUE		235,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/1477	4/01/2025	WD	Q	I	01	266,800
GRANTOR: EWING MICHAEL						
GRANTEE: LOCHAN MATTHEW						
2197/0600	5/17/2018	WD	Q	I	01	180,000
GRANTOR: BELLS RIVER SIX LLC						
GRANTEE: EWING MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-60,-15] E20 S27 W9 S2 W3 S14 W8 N43 $
FGR=[YR=2024;ORIG=-49,14] N2 E9 S20 W12 N18 E3 $
FOP=[YR=2024;ORIG=-60,28] E8 S4 W8 N4 $
FUS=[YR=2024;ORIG=-30,-15] E20 S47 W12 N4 W4 N17 W4 N26 $
STR=[YR=2024;ORIG=-30,11] E4 S17 W4 N17 $
PTO=[YR=2024;ORIG=-55,-22] E10 S7 W10 N7 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS