LOT 11
BELLS RIVER EST #2 PB 7/31

MOREIRA JAMIE LYNN
87275 LENTS RD
YULEE, FL 32097

2025

37-3N-27-0135-0011-0000

BUILDING CHARACTERISTICS

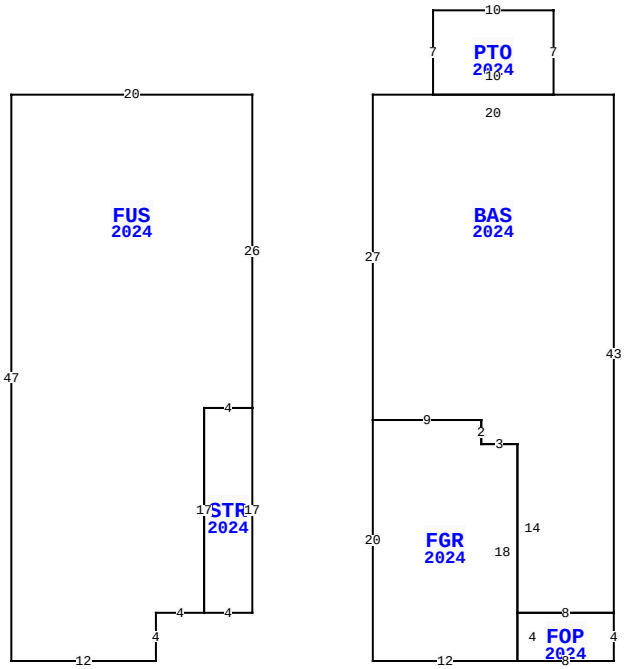
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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 - 0% - 2025 Heated Area: 1514 HX Base Yr



87275 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	185,765
TOTAL MARKET OB/XF VALUE	1,805
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	237,570
SOH/AGL Deduction	0
ASSESSED VALUE	237,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,570
TOTAL JUST VALUE	237,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1061	5/30/2025	WD	Q	I	01	270,000
GRANTOR: DICKINSON EMILY C						
GRANTEE: MOREIRA JAMIE LYNN						
2355/1282	4/15/2020	TD	Q	I	01	179,900
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: MOORE EMILY C						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-40,-15] W20 S47 E12 N4 E4 N17 E4 N26 $
BAS=[YR=2024;ORIG=-10,-15] W20 S27 E9 S2 E3 S14 E8 N43 $
FGR=[YR=2024;ORIG=-21,14] N2 W9 S20 E12 N18 W3 $
PTO=[YR=2024;ORIG=-15,-22] W10 S7 E10 N7 $
STR=[YR=2024;ORIG=-40,11] W4 S17 E4 N17 $
FOP=[YR=2024;ORIG=-10,28] W8 S4 E8 N4 $

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	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2020		95	285	
2	0471	VINYL FNC	0	0	0	0	50.00	LF	32.00	32.00	100	2024	2020		95	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,805

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	0		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