

LOLLYPOP PROPERTIES LLC
95425 BERMUDA DR
FERNANDINA BEACH, FL 32034

37-3N-27-0135-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structure03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 3 100 2.5 100 WOOD FRAME 100 2. 2. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA 044037.100

AREATOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS674100202467475,244FGR23455202412914,402FOP32302024101,116FUS840100202484093,776PTO70520244447STR681020247782

TOTALS

1,9181,664185,765

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0320011,664114.5000114.50190,5282018

Heated Area: 1514HX Base Yr

FUS2024

PTO2024

BAS2024

FGR2024

FOP2024

STR2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/30/2025MLU

EXTRA FEATURES

87279 LENTS RD, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10471VINYL FNC0000145.00LF32.0032.0010020242020954,408

20470VNYL GATE00001.00UT300.00300.001002024202095285

LAND DESCRIPTION

TOTAL OB/XF4,693

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000310CTOWNHOUSE0PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE04/22/2024BYKWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,765TOTAL MARKET OB/XF VALUE4,693TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE240,458SOH/AGL Deduction0ASSESSED VALUE240,458TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE240,458TOTAL JUST VALUE240,458NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE230,986

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNN CD SALE PRICE

2699/833/08/2024WDQI01275,000

GRANTOR: BUBEN HUNTER & GRANTEE: LOLLYPOP PROPERTIES

2191/04634/19/2018WDQI01177,000

GRANTOR: BELLS RIVER SIX LLC GRANTEE: BUBEN HUNTER & ABIG

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 \$