

DANIEL JOHN FRANKLIN III
87224 LENTS RD
YULEE, FL 32097

37-3N-27-0136-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50

Exterior Wall17CB STUCCO 50

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo13LVT/LAMNT 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4062.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,40010020061,400129,286

FGR36055200619818,285

FOP203020066554

FSP30040200612011,082

FUS1,42210020061,422131,318

TOTALS3,5023,146290,523

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCFNCTNORM% COND

0100013,146101.4760101.48319,25620062006009.0091.00

1 SINGLE FAM - 100% - 2024Heated Area: 2822HX Base Yr 2024

30

10

30

18

20

18

22

24

32

30

FSP2006

BAS2006

FGR2006

FOP2006

20

14

20

30

20

13

7

4

3

10

20

44

FUS2006

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE290,523

TOTAL MARKET OB/XF VALUE3,622

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE359,145

SOH/AGL Deduction23,526

ASSESSED VALUE335,619

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE284,897

TOTAL JUST VALUE359,145

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE326,160

PERMIT NUMDESCRIPTIONAMTISSUED

C17953CO ISSUED006/01/2006

M0611637H/AC006/01/2006

B0617953NEW CONSTR197,92606/01/2006

E0617479ELEC OTHER2,00006/01/2006

P0611217OTHER006/01/2006

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / I / V / I / RSN CD

SALE PRICE

2632/6654/17/2023WDQI01410,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: DANIEL JOHN FRANKLI

2575/05536/29/2022WDUII37431,400

GRANTOR: LOEHMER CHRISTOPHER L

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8FSP=[YR=2006] N10 W30 S10 E30\$ W32
S24FGR=[YR=2006] S20 E18 N20 W18 \$ E18 S20 FOP=[YR=2006] S2
E10 N2 W10\$ E22 N44\$ PTR=E20 FUS=[YR=2006] E20 S14 E20 S30
W13 N10 W3 S3 W4 S7 W20 N44\$ W20\$.

LAND DESCRIPTIONTOTAL OB/XF3,622

LNUSE CLSLAND USE CAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITDTPHTFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRESPOND100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS