LOT 2
IN OR 1799/1571
BELLS RIVER ESTATES #3

ZYLICH ERIC N
87242 LENTS RD
YULEE, FL 32097

2025

37-3N-27-0136-0002-0000

BUILDING CHARACTERISTICS

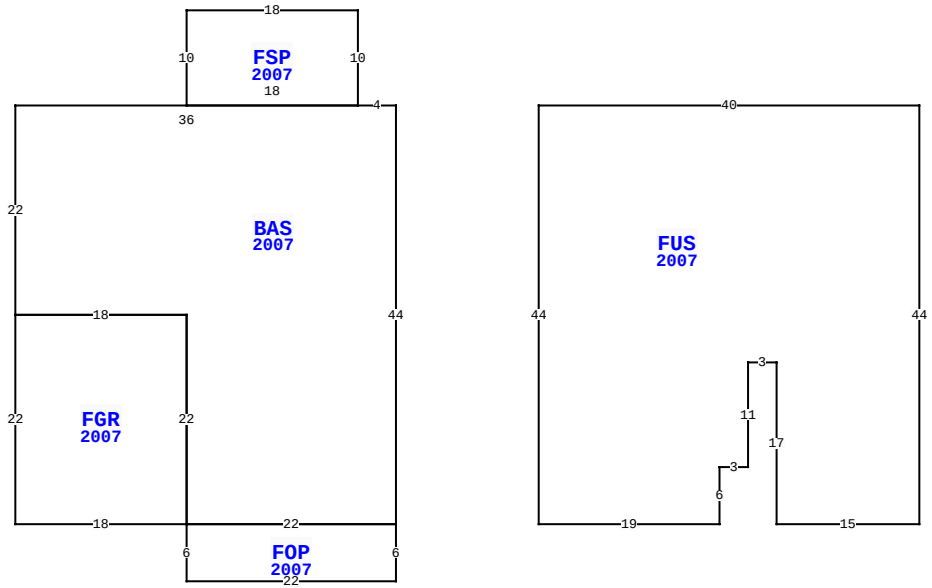
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	4062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2007	1,364	124,581
FGR	396	55	2007	218	19,911
FOP	132	30	2007	40	3,654
FSP	180	40	2007	72	6,576
FUS	1,691	100	2007	1,691	154,448
TOTALS	3,763			3,385	309,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,385	99.8200	99.82	337,891	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2014 Heated Area: 3055 HX Base Yr 2014



87242 LENTS RD, YULEE

BLD DATE	01/15/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/22/2025 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		309,170
TOTAL MARKET OB/XF VALUE		4,139
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		378,309
SOH/AGL Deduction		155,995
ASSESSED VALUE		222,314
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,592
TOTAL JUST VALUE		378,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611632	H/AC	0	06/01/2006
B0617948	NEW CONSTR	215,850	06/01/2006
E0617474	ELEC OTHER	2,000	06/01/2006
P0611212	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/1571	6/22/2012	WD	Q	I	02	179,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ZYLICH ERIC N						
1781/1079	2/23/2012	QC	U	I	11	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 FSP=[YR=2007] N10 W18 S10 E18$ W36 S22 FGR=[YR=2007] S22 E18 N22 W18$ E18 S22 FOP=[YR=2007] S6 E22 N6 W22$ E22 N44$ PTR= E15 FUS=[YR=2007] E40 S44 W15 N17 W3 S11 W3 S6 W19 N44$ W15$.

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	0811	CONCRETE B	0	100	0	0	915.00	SF	5.20	5.20	100	2007	2007	3	87	4,139	

LAND DESCRIPTION

TOTAL OB/XF 4,139

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS