LOT 3
BELLS RIVER ESTATES #3
PB 7/116

HANNA SCOTT & KARIE
87260 LENTS RD
YULEE, FL 32097

2025

37-3N-27-0136-0003-0000

NASSAU COUNTY PROPERTY

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		5 100
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

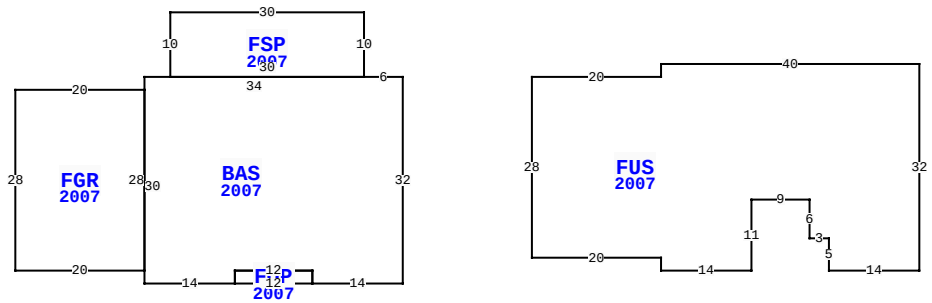
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2007	1,256	111,545
FGR	560	55	2007	308	27,353
FOP	24	30	2007	7	621
FSP	300	40	2007	120	10,657
FUS	1,726	100	2007	1,726	153,286
TOTALS	3,866			3,417	303,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	97.0600	97.06	331,654	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2982 HX Base Yr 2022



87260 LENTS RD, YULEE

BLD DATE	06/07/2007	JM	LGL DATE	
XF DATE	06/07/2007	JM	LAND DATE	04/22/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,463
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		372,263
SOH/AGL Deduction		68,540
ASSESSED VALUE		303,723
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,001
TOTAL JUST VALUE		372,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19667	ADDITION	3,000	03/01/2007
M0611633	H/AC	0	06/01/2006
B0617949	NEW CONSTR	213,837	06/01/2006
E0617475	ELEC OTHER	2,000	06/01/2006
P0611213	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0399	6/04/2021	WD	Q	I	01	265,000
GRANTOR: FREDERICO WILLIAM J &						
GRANTEE: HANNA SCOTT & KARIE						
1511/0562	7/09/2007	WD	Q	I		248,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: FREDERICO WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 FSP=[YR=2007] N10 W30 S10 E30$ W34 S2 FGR=[YR=2007] W20 S28 E20 N28$ S30 E14 FOP=[YR=2007] E12 N2 W12 S2$ N2 E12 S2 E14 N32$ PTR=E20 FUS=[YR=2007] E20 N2 E40 S32 W14 N5 W3 N6 W9 S11 W14 N2 W20 N28$ W20$.

EXTRA FEATURES

L N	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	840.00	SF	5.20	5.20	100	2007	2007	3	87	3,800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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