

LOT 5
BELLS RIVER ESTATES #3
PB 7/116

MANNS HERMAN B
87304 LENTS RD
YULEE, FL 32097

2025

37-3N-27-0136-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	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	1,712	100	2006	1,712	152,318
FGR	616	55	2006	339	30,161
FOP	48	30	2006	14	1,246
FSP	300	40	2006	120	10,676
FUS	2,238	100	2006	2,238	199,116

TOTALS 4,914 4,423 393,518

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	0812	CONCRETE C	0	100	0	0	1,834.00	SF	4.00	4.00	100	2006	2006	3	86	6,309	
2	0862	POOL VINYL	0	100	0	0	707.00	SF	50.00	50.00	100	2007	2007	3	44	15,554	
3	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	2007	2007	3	87	3,230	
4	0810	CONCRETE A	0	100	30	12	360.00	SF	6.50	6.50	100	2006	2006	3	86	2,012	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,423	97.7680	97.77	432,437	2006	2006	0	0	0	9.00	91.00	

1 SINGLE FAM - 100% - 2022

Heated Area: 3950

HX Base Yr

Floor plan diagram showing rooms and dimensions:

- FSP 2006: 10 x 30
- BAS 2006: 34 x 22
- FGR 2006: 28 x 22
- FOP 2006: 12 x 4
- Other dimensions: 10, 10, 20, 34, 44, 18, 14, 4, 28, 14

Floor plan diagram showing room and dimensions:

- FUS 2006: 54 x 44
- Other dimensions: 14, 9, 10, 3, 4, 28, 14

BLD DATE	01/08/2007	JM	LGL DATE	
XF DATE	01/08/2007	JM	LAND DATE	
INC DATE			AG DATE	

87304 LENTS RD, YULEE														04/22/2025 MLU									
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TOTAL OB/XF														27,105									
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Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				393,518	
TOTAL MARKET OB/XF VALUE				27,105	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				485,623	
SOH/AGL Deduction				25,360	
ASSESSED VALUE				460,263	
TOTAL EXEMPTION VALUE				13	460,263
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				485,623	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				449,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617954	CO ISSUED	284,452	06/01/2006
M0611638	H/AC	0	06/01/2006
B0617954	NEW CONSTR	284,452	06/01/2006
E0617480	ELEC OTHER	2,000	06/01/2006
P0611218	OTHER	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2430/0500	2/01/2021	WD	Q	I	01	402,000	
GRANTOR: COCKLIN CANDICE R HAL							
GRANTEE: MANNS HERMAN B							
2010/0561	10/19/2015	SW	U	I	12	221,900	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: HALLACK STEVEN MICH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W20 FSP=[YR=2006] N10 W30 S10 E30\$W34 S44 E14									
FOP=[YR=2006] E12 N4 W12 S4\$ N4 E12 FGR=[YR=2006] S4 E 28 N22									
W28 S18\$ N18 E28N22\$ PTR=E20 FUS=[YR=2006] E54 S44 W28 N4 W 3									
N10 W9 S14 W14 N44\$W20\$.									