

LOT 6
BELLS RIVER ESTATES #3
PB 7/116

KINGSBERRY JESSE/SHIVERS CANDIS
97014 YORKSHIRE DRIVE
YULEE, FL 32097

2025

37-3N-27-0136-0006-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	03	MASONRY 100
Stories	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	1,724	100	2013	1,724	161,142
FGR	616	55	2013	339	31,686
FOP	244	30	2013	73	6,823
FUS	2,208	100	2013	2,208	206,381
USP	300	30	2013	90	8,412

TOTALS	5,092			4,434	414,446
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,172.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00
3	0911	SCRN RM A	0	100	0	0	1,230.00	SF	17.50
4	0855	CONC PAVER	0	100	0	0	762.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,434	98.9120	98.91	438,567	2013	2013	0	0	0	5.50	94.50
1 SINGLE FAM - 100% - 2023 Heated Area: 3932 HX Base Yr 2023												

97014 YORKSHIRE DR, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	1,172.00	SF	6.50	6.50	100	2013	2013	3	93	7,085	
2	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2024	2023		98	31,487	
3	0911	SCRN RM A	0	100	0	0	1,230.00	SF	17.50	17.50	100	2024	2023		97	20,879	
4	0855	CONC PAVER	0	100	0	0	762.00	SF	10.00	10.00	100	2024	2023		100	7,620	

TOTAL OB/XF										67,071							
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										414,446		
TOTAL MARKET OB/XF VALUE										67,071		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										546,517		
SOH/AGL Deduction										125,226		
ASSESSED VALUE										421,291		
TOTAL EXEMPTION VALUE										VX HX HB 55,722		
BASE TAXABLE VALUE										365,569		
TOTAL JUST VALUE										546,517		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										509,266		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010624	POOL ENCL 1230SF	15,000	08/17/2023
230000413	INGROUND POOL - N		03/23/2023
B1326706	CO ISSUED	1	04/23/2013
M1317840	H/AC	5,085	01/01/2013
P1316296	NEW CONSTR	0	01/01/2013
E25703	NEW CONSTR	0	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2795/358	6/11/2025	WD	Q		I	01	580,000
GRANTOR: CORNEGAY MICHAEL & VA							
GRANTEE: KINGSBERRY JESSE							
2575/1708	7/01/2022	SW	Q		I	02	515,000
GRANTOR: TMC FAMILY HOLDINGS L							
GRANTEE: CORNEGAY MICHAEL &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W1 USP=[YR=2013] N10 W30 S10 E30\$ W53 S22 FGR=[YR=2013] S22 E28 FOP=[YR=2013] S8 E26 N8 W14 N3 W12 S3\$ N22 W28\$ E28 S19 E12 S3 E14 N44\$ PTR=E20 FUS=[YR=2013] E54 S44 W14 N14 W12 S14 W28 N44\$ W20\$.									