LOT 7
IN OR 1623/1088
BELLS RIVER ESTATES #3

JOHNSON MARK T & GILLIAN M
97036 YORKSHIRE DRIVE
YULEE, FL 32097

2025

37-3N-27-0136-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

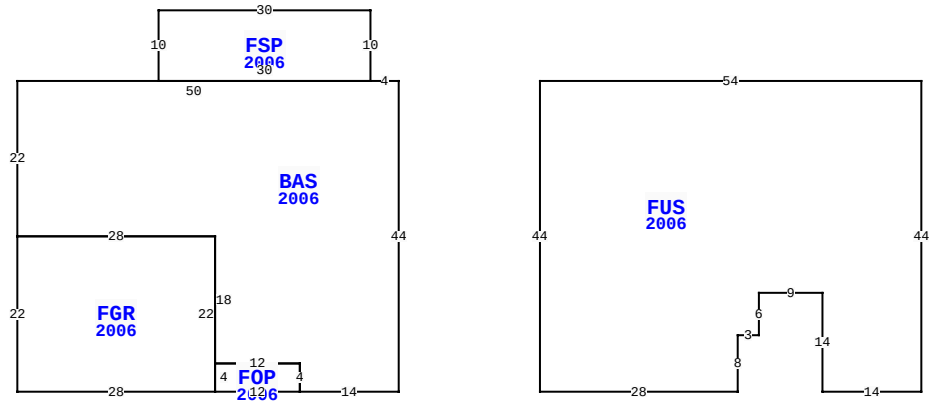
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	148,750
FGR	616	55	2006	339	29,455
FOP	48	30	2006	14	1,217
FSP	300	40	2006	120	10,427
FUS	2,226	100	2006	2,226	193,410
TOTALS	4,902			4,411	383,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,411	95.4800	95.48	421,162	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2010 Heated Area: 3938 HX Base Yr 2010



97036 YORKSHIRE DR, YULEE

BLD DATE	01/08/2007	JM	LGL DATE	
XF DATE	01/08/2007	JM	LAND DATE	04/22/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,257
TOTAL MARKET OB/XF VALUE		5,379
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		453,636
SOH/AGL Deduction		215,812
ASSESSED VALUE		237,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,102
TOTAL JUST VALUE		453,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17617	CO ISSUED	0	04/24/2006
B17617	NEW CONSTR	0	04/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/1088	5/22/2009	WD	U	I	12	215,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JOHNSON MARK T & GI						
1600/1263	1/13/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FSP=[YR=2006] N10 W30 S10 E30 $ W50S22 FGR=[YR=2006] S22 E28 N22 W28$ E28 S18 FOP=[YR=2006] S4 E12 N4 W12$ E12 S4 E14 N44$ PTR=[YR=2006]E20 FUS=[YR=2006] E54 S44 W14 N 14 W9 S6 W3 S8 W28 N44$ W20$.

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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2007	2007	3	87	204	
2	0811	CONCRETE B	0	100	0	0	1,144.00	SF	5.20	5.20	100	2007	2007	3	87	5,175	

LAND DESCRIPTION

TOTAL OB/XF 5,379

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