

LOT 15
BELLS RIVER ESTATES #3
PB 7/116

KONDRATYUK RUSLAN & IRINA
97172 YORKSHIRE DR
YULEE, FL 32097

2025

37-3N-27-0136-0015-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 90		
Roof Cover		12	MODULAR MT 10		
Interior Wall		05	DRYWALL 100		
Interior Floo		13	LVT/LAMNT 70		
Interior Floo		14	CARPET 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms		4	100		
Bathrooms		4	100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units		1	1 100		
Quality		01	Quality Level 01		
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	1,574	100	2024	1,574	197,742
FGR	380	55	2024	209	26,257
FOP	96	30	2024	29	3,643
FOP	110	30	2024	33	4,146
FUS	998	100	2024	998	125,379
STR	84	10	2024	8	1,005
TOTALS	3,242			2,851	358,171

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,851	95.1750	125.63	358,171	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024						Heated Area: 2572		HX Base Yr 2024			
The floor plan diagram illustrates the layout of a single-family home with four distinct areas labeled in blue text: FOP 2024 (Front Porch), BAS 2024 (Backyard), FUS 2024 (Front Yard), and STR 2024 (Side Yard). The diagram includes various dimensions for each area and the overall property. The FOP 2024 area is located at the top left, measuring 12 units wide and 8 units high. The BAS 2024 area is the largest, occupying the central and right portions of the plan, with a total width of 28 units and a height of 48 units. The FUS 2024 area is located at the bottom left, measuring 20 units wide and 19 units high. The STR 2024 area is located at the bottom right, measuring 15 units wide and 10 units high. The overall property dimensions are 28 units wide and 48 units high. The diagram also shows the placement of the front and back yards, with the front yard (FUS) and back yard (BAS) separated by a 12-unit wide path. The side yard (STR) is located to the right of the main house area, measuring 15 units wide and 10 units high. The front porch (FOP) is located at the top left, measuring 12 units wide and 8 units high. The back porch (BOP) is located at the bottom right, measuring 15 units wide and 10 units high. The overall property dimensions are 28 units wide and 48 units high.											

BLD DATE		LGL DATE	
----------	--	----------	--