LOT 17
BELLS RIVER ESTATES #3
PB 7/116

JOHNSTON AMY & ALEXANDER
97190 YORKSHIRE DR
YULEE, FL 32097

2025

37-3N-27-0136-0017-0000

BUILDING CHARACTERISTICS

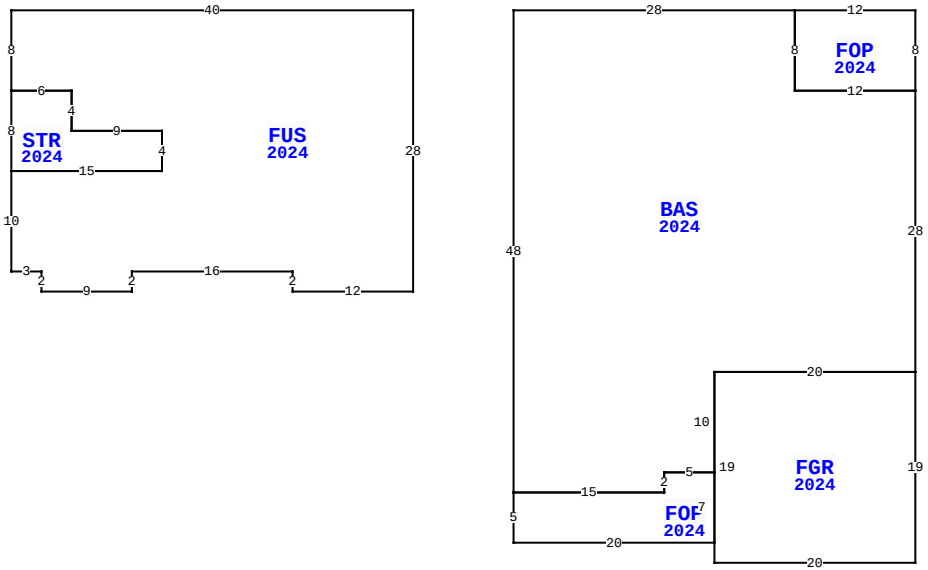
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	195,979
FGR	380	55	2024	209	26,023
FOP	96	30	2024	29	3,611
FOP	110	30	2024	33	4,109
FUS	998	100	2024	998	124,261
STR	84	10	2024	8	996
TOTALS	3,242			2,851	354,978

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	94.3290	124.51	354,978	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2572 HX Base Yr 2024



97190 YORKSHIRE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,978
TOTAL MARKET OB/XF VALUE		5,512
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,490
SOH/AGL Deduction		257,558
ASSESSED VALUE		177,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,210
TOTAL JUST VALUE		435,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013581	CO ISSUED		10/24/2023
23001077	NEW CONSTR	452,557	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1252	10/26/2023	WD	Q	I	01	495,000
GRANTOR: BRE SUB I						
GRANTEE: JOHNSTON AMY & ALEX						
2576/0724	6/24/2022	QC	U	V	11	100
GRANTOR: TRIUMPH REAL ESTATE G						
GRANTEE: BRE SUB I						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	848.00	SF	6.50	6.50	100	2024	2023		100	5,512	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,18] W12 N8 W28 S48 E15 N2 E5 N10 E20 N28 $
FUS=[YR=2024;ORIG=50,10] W40 S8 E6 S4 E9 S4 W15 S10 E3 S2 E9 N2 E16 S2 E12 N28 $
FGR=[YR=2024;ORIG=100,46] W20 S19 E20 N19 $
FOP=[YR=2024;ORIG=60,58] E15 N2 E5 S7 W20 N5 $
FOP=[YR=2024;ORIG=88,10] E12 S8 W12 N8 $
STR=[YR=2024;ORIG=10,18] E6 S4 E9 S4 W15 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,512

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS