LOT 18
BELLS RIVER ESTATES #3
PB 7/116

STRATTON RICHARD S & DENISE A
97200 YORKSHIRE DRIVE
YULEE, FL 32097

2025

37-3N-27-0136-0018-0000

BUILDING CHARACTERISTICS

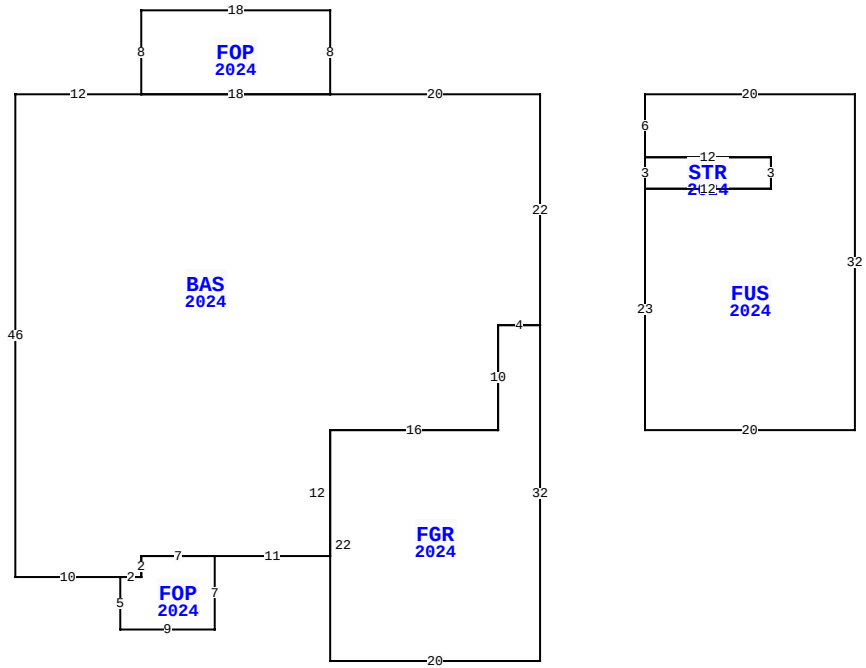
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,944	100	2024	1,944	244,011
FGR	480	55	2024	264	33,137
FOP	59	30	2024	18	2,259
FOP	144	30	2024	43	5,397
FUS	604	100	2024	604	75,814
STR	36	10	2024	4	502
TOTALS	3,267			2,877	361,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,877	95.0904	125.52	361,121	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2548 HX Base Yr 2025



97200 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		361,121
TOTAL MARKET OB/XF VALUE		5,948
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,069
SOH/AGL Deduction		253,880
ASSESSED VALUE		188,189
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,467
TOTAL JUST VALUE		442,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003283	PRIVATE PROVIDER	438,667	03/21/2024
230003770	HTD2500 GAR353	438,667	03/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1550	3/22/2024	WD	Q	I	01	457,000
GRANTOR: BRE SUB I						
GRANTEE: STRATTON RICHARD S						
2576/0724	6/24/2022	QC	U	I	11	100
GRANTOR: TRIUMPH REAL ESTATE G						
GRANTEE: BRE SUB I						

BUILDING NOTES

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	0	0	915.00	SF	6.50	6.50	100	2024	2023		100	5,948	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E12 E18 E20 S22 W4 S10 W16 S12 W11 W7 S2 W2 W10 N46 $
FOP=[YR=2024;ORIG=22,10] E18 N8 W18 S8 $
FOP=[YR=2024;ORIG=29,54] W7 S2 W2 S5 E9 N7 $
FGR=[YR=2024;ORIG=40,42] E16 N10 E4 S32 W20 N22 $
FUS=[YR=2024;ORIG=70,10] E20 S32 W20 N23 E12 N3 W12 N6 $
STR=[YR=2024;ORIG=70,16] E12 S3 W12 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,948

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	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 11/30/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS