LOT 21
BELLS RIVER ESTATES #3
PB 7/116

ORR DOUGLAS J & TANYA M
97050 OVERTON COURT
YULEE, FL 32097

2025

37-3N-27-0136-0021-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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		0 100
Quality	01	Quality Level 01

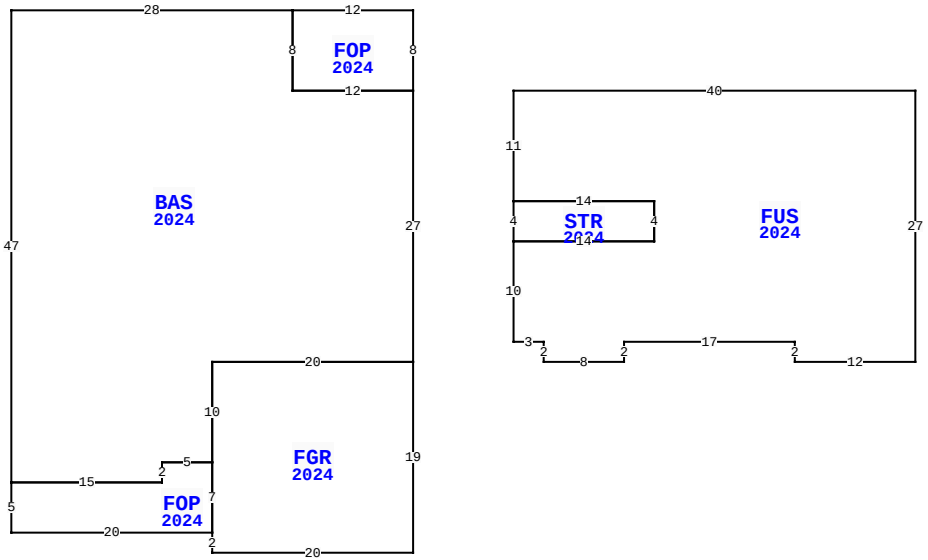
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	2024	1,534	197,687
FGR	380	55	2024	209	26,934
FOP	96	30	2024	29	3,737
FOP	110	30	2024	33	4,253
FUS	984	100	2024	984	126,808
STR	56	10	2024	6	773
TOTALS	3,160			2,795	360,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,795	97.6320	128.87	360,192	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2518 HX Base Yr 2025



97050 OVERTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		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		360,192
TOTAL MARKET OB/XF VALUE		9,270
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		444,462
SOH/AGL Deduction		248,249
ASSESSED VALUE		196,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,491
TOTAL JUST VALUE		444,462
NCON VALUE		369,462
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006034	PRIVATE PROVIDER	452,557	05/20/2024
230004905	H2329 G388 P203	452,557	04/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1778	5/30/2024	SW	Q	I	01	485,000
GRANTOR: TRIUMPH REAL ESTATE G						
GRANTEE: ORR DOUGLAS J & TAN						
2574/1184	6/10/2022	SW	Q	V	01	48,000
GRANTOR: COASTAL SERVICE COMPA						
GRANTEE: TRIUMPH REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E28 S8 E12 S27 W20 S10 W5 S2 W15 N47 $
FOP=[YR=2024;ORIG=38,10] E12 S8 W12 N8 $
FOP=[YR=2024;ORIG=10,62] N5 E15 N2 E5 S7 W20 $
FGR=[YR=2024;ORIG=30,64] N2 N7 N10 E20 S19 W20 $
FUS=[YR=2024;ORIG=60,18] E40 S27 W12 N2 W17 S2 W8 N2 W3 N10 E14 N4 W14 N11 $
STR=[YR=2024;ORIG=60,29] E14 S4 W14 N4 $
.

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	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	2025	2024		100	4,170	
2	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2025	2024		100	4,800	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,270

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 06/10/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS