LOT 27
BELLS RIVER ESTATES #3
PB 7/116

SATTERTHWAITE ROBERT/MARIN KAITLYN
97246 YORKSHIRE DR
YULEE, FL 32097

2025

37-3N-27-0136-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

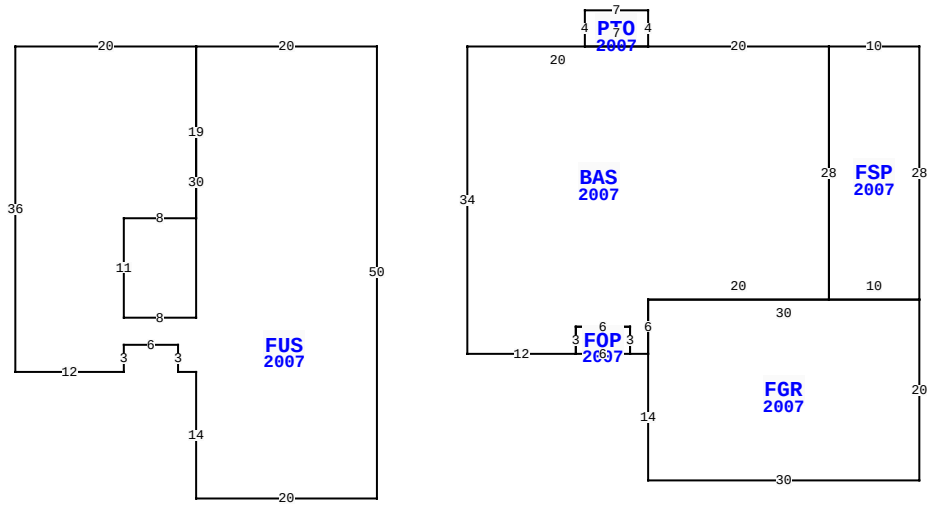
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,222	100	2007	1,222	106,441
FGR	600	55	2007	330	28,744
FOP	18	30	2007	5	435
FSP	280	40	2007	112	9,756
FUS	1,614	100	2007	1,614	140,585
PTO	28	5	2007	1	87
TOTALS	3,762			3,284	286,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,284	93.6560	93.66	307,579	2007	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2836 HX Base Yr 2024



97246 YORKSHIRE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,048
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,528
SOH/AGL Deduction		23,453
ASSESSED VALUE		332,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,353
TOTAL JUST VALUE		355,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18371	CO ISSUED	0	08/01/2006
C18371	CO ISSUED	0	08/01/2006
B18371	NEW CONSTR	247,434	08/01/2006
E17858	ELEC OTHER	2,000	08/01/2006
M11910	MECH OTHER	0	08/01/2006
P11452	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/299	7/19/2023	WD	Q	I	02	430,000
GRANTOR: WOODS BYRON & HOLLY						
GRANTEE: SATTERTHWAITE ROBER						
2089/0755	12/01/2016	WD	Q	I	01	210,000
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: WOODS BYRON & HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=-80,19] N19 W20 S36 E12 N3 E6 S3 E2 S14 E20 N50 W20 S30 W8 N11 E8 $
BAS=[YR=2007;ORIG=-10,0] W20 W20 S34 E12 N3 E6 S3 E2 N6 E20 N28 $
FGR=[YR=2007;ORIG=-30,34] S14 E30 N20 W30 S6 $
FSP=[YR=2007;ORIG=0,0] W10 S28 E10 N28 $
PTO=[YR=2007;ORIG=-30,0] N4 W7 S4 E7 $
FOP=[YR=2007;ORIG=-38,34] E6 N3 W6 S3 $
.

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	0812	CONCRETE C	0	100	0	0	1,185.00	SF	4.00	4.00	100	2007	2007	3	87	4,124	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	87	356	

LAND DESCRIPTION

TOTAL OB/XF 4,480

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS