LOT 36
BELLS RIVER ESTATES #3
PB 7/116

GREENWELL DEVON C/KEENAN-GREENWELL KAITLIN S
97042 HUNTINGTON COURT
YULEE, FL 32097

2025

37-3N-27-0136-0036-0000

BUILDING CHARACTERISTICS

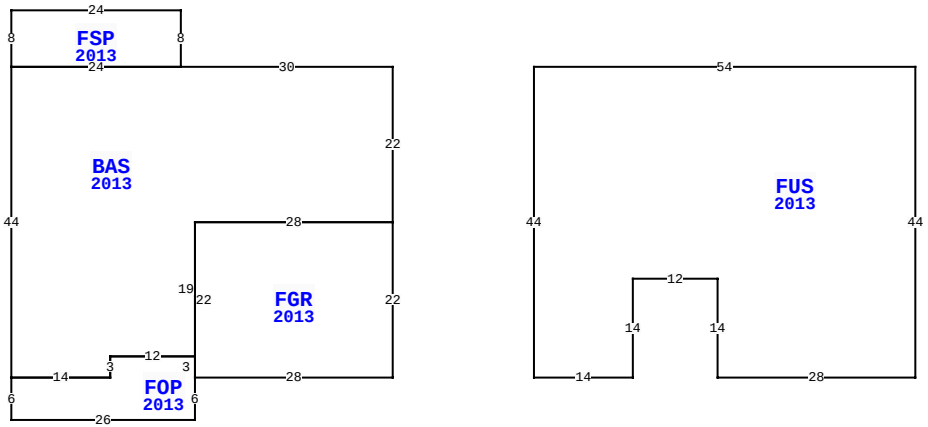
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
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	1,724	100	2013	1,724	152,686
FGR	616	55	2013	339	30,024
FOP	192	30	2013	58	5,137
FSP	192	40	2013	77	6,819
FUS	2,208	100	2013	2,208	195,553
TOTALS	4,932			4,406	390,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,406	93.7200	93.72	412,930	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3932 HX Base Yr 2023



97042 HUNTINGTON CT, 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		390,219
TOTAL MARKET OB/XF VALUE		7,423
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		462,642
SOH/AGL Deduction		29,715
ASSESSED VALUE		432,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,205
TOTAL JUST VALUE		462,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO2013	CO	0	03/01/2013
M1317839	H/AC	5,085	01/01/2013
E25702	NEW CONSTR	0	12/01/2012
B1226707	NEW CONSTR	449,572	12/01/2012
P1216280	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0384	11/22/2022	WD	Q	I	01	490,000
GRANTOR: MURPHY DAVID & INETHA						
GRANTEE: GREENWELL DEVON & K						
2221/1554	9/06/2018	WD	Q	I	01	280,000
GRANTOR: MCRAE TINA M & JOHNNY						
GRANTEE: MURPHY DAVID & INET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 FSP=[YR=2013] N8 W24 S8 E24$ W24 S44 FOP=[YR=2013] S6 E26 N6 FGR=[YR=2013] E28 N22 W28 S22$ N3 W12 S3 W14$ E14 N3 E12 N19 E28 N22$ PTR=E20 FUS=[YR=2013] E54 S44 W28 N14 W12 S14 W14 N44$ W20$.

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	1,228.00	SF	6.50	6.50	100	2013	2013	3	93	7,423	

LAND DESCRIPTION

TOTAL OB/XF 7,423

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS