LOT 38
IN OR 1820/10
BELLS RIVER ESTATES #3

IBEABUCHI NNAEMEKA H
97066 HUNTINGTON CT
YULEE, FL 32097

2025

37-3N-27-0136-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

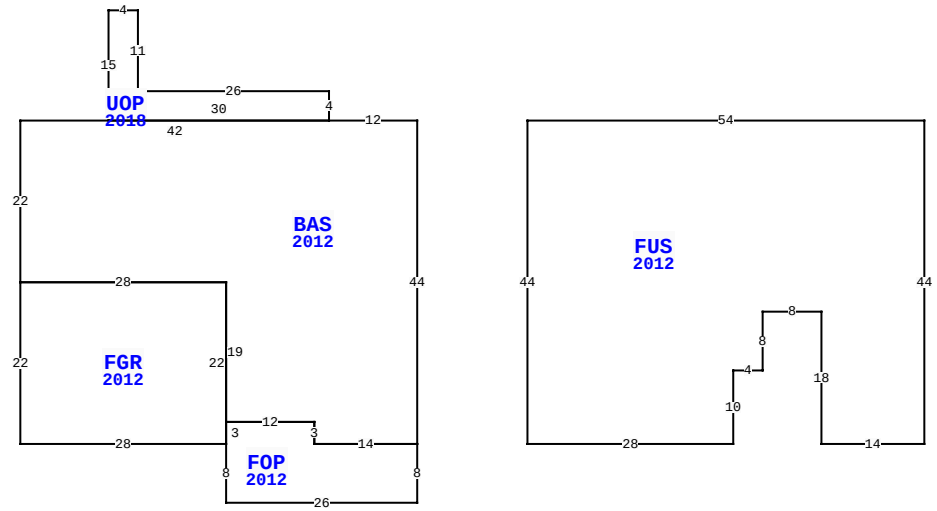
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	2012	1,724	162,153
FGR	616	55	2012	339	31,885
FOP	244	30	2012	73	6,866
FUS	2,192	100	2012	2,192	206,172
UOP	164	20	2018	33	3,104
TOTALS	4,940			4,361	410,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,361	100.0560	100.06	436,362	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3916 HX Base Yr



97066 HUNTINGTON CT, YULEE

BLD DATE	10/05/2012 KK	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		410,180
TOTAL MARKET OB/XF VALUE		52,513
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		527,693
SOH/AGL Deduction		22,513
ASSESSED VALUE		505,180
TOTAL EXEMPTION VALUE	13	505,180
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		527,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902726	SCRNENCL	15,100	03/20/2019
18008034	SWIM POOL	40,000	01/01/2018
B26026	CO ISSUED	0	09/20/2012
E25227	ELEC OTHER	0	07/01/2012
E25061	TEMP POLE	0	05/01/2012
M17195	H/AC	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/0010	10/11/2012	WD	Q	I	02	202,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: IBEABUCHI NNAEMEKA						
1371/0340	12/02/2005	WD	U	V	19	892,500
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 UOP=[YR=2018] N4 W26 N11 W4 S15 E30$ W42
S22 FGR=[YR=2012] S22 E28 FOP=[YR=2012] S8 E26 N8 W14 N3
W12 S3$ N22 W28$ E28 S19 E12 S3 E14 N44$ PTR= E15
FUS=[YR=2012] E54 S44 W14 N18 W8 S8 W4 S10 W28 N44$ W15$.

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	1,316.00	SF	4.00	4.00	100	2012	2012	3	92	4,843	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2012	2012	3	92	197	
3	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	78	15,561	
4	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00	85.00	100	2018	2018	3	84	24,133	
5	0855	CONC PAVER	0	100	0	0	802.00	SF	10.00	10.00	100	2018	2018	3	97	7,779	

LAND DESCRIPTION

TOTAL OB/XF 52,513

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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS