LOT 39
IN OR 2127/1755
BELLS RIVER ESTATES #3

BARNARD WESLEY L & MELINDA M
97067 HUNTINGTON DR
YULEE, FL 32097

2025

37-3N-27-0136-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

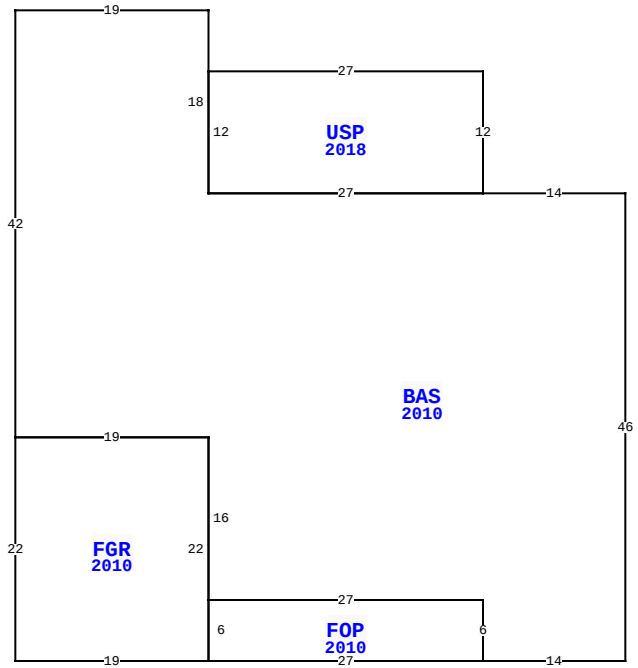
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,522	100	2010	2,522	235,695
FGR	418	55	2010	230	21,495
FOP	162	30	2010	49	4,579
USP	324	30	2018	97	9,066
TOTALS	3,426			2,898	270,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,898	100.4860	100.49	291,220	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2522 HX Base Yr 2018



97067 HUNTINGTON CT, 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		270,835
TOTAL MARKET OB/XF VALUE		3,444
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,279
SOH/AGL Deduction		136,618
ASSESSED VALUE		202,661
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		101,939
TOTAL JUST VALUE		339,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005426	ADDITION	8,030	05/30/2018
C23212	CO ISSUED	0	06/23/2010
E22383	ELEC OTHER	0	01/10/2010
B23212	NEW CONSTR	309,516	01/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/1755	6/15/2017	WD	Q	I	02	202,000
GRANTOR: CAM X TRUST						
GRANTEE: BARNARD WESLEY L &						
2087/0026	12/02/2016	QC	U	I	11	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: CAM X TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 USP=[YR=2018] N12 W27 S12 E27$ W27N18 W19 S42 FGR=[YR=2010] S22 E19 FOP=[YR=2010] E27 N6 W27 S6$ N22 W19$ E19 S16 E27 S6 E14 N46$.

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	736.00	SF	5.20	5.20	100	2010	2010	3	90	3,444	

LAND DESCRIPTION

TOTAL OB/XF 3,444

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 04/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS