LOT 41
IN OR 1777/850
BELLS RIVER ESTATES #3

BLAIS CYNTHIA S
97021 HUNTINGTON COURT
YULEE, FL 32097

2025

37-3N-27-0136-0041-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

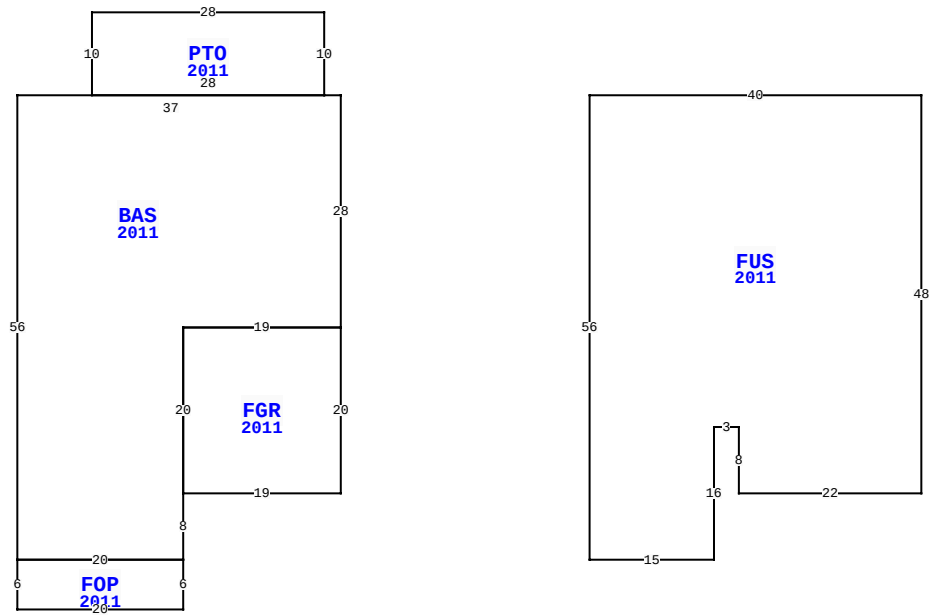
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	2011	1,652	146,661
FGR	380	55	2011	209	18,555
FOP	120	30	2011	36	3,196
FUS	2,016	100	2011	2,016	178,977
PTO	280	5	2011	14	1,243
TOTALS	4,448			3,927	348,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,927	94.9500	94.95	372,869	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2013 Heated Area: 3668 HX Base Yr 2013



97021 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		348,633
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		417,215
SOH/AGL Deduction		185,362
ASSESSED VALUE		231,853
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		176,131
TOTAL JUST VALUE		417,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25166	CO ISSUED	0	01/12/2012
E23931	NEW CONSTR	0	10/01/2011
P15018	NEW CONSTR	0	10/01/2011
E23836	NEW CONSTR	0	09/01/2011
B25166	NEW CONSTR	396,284	09/01/2011
E18009	ELEC OTHER	1,800	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1777/0850	1/27/2012	WD	Q	I	01	187,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: BLAIS CYNTHIA S						
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=2011] W2 PTO=[YR=2011] N10 W28 S10 E28 $ W37 S56
FOP=[YR=2011] S6 E20 N6 W20 $ E20 N8 FGR=[YR=2011] E19 N20
W19 S20 $ N20 E19 N28 $ PTR= E30 FUS=[YR=2011] E40 S48 W22
N8 W3 S16 W15 N56 $ W30 $.

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	984.00	SF	4.00	4.00	100	2011	2011	3	91	3,582	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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