LOT 42
IN OR 1855/981
BELLS RIVER ESTATES #3

SOUTH BRANDON L
97265 YORKSHIRE DR
YULEE, FL 32097

2025

37-3N-27-0136-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

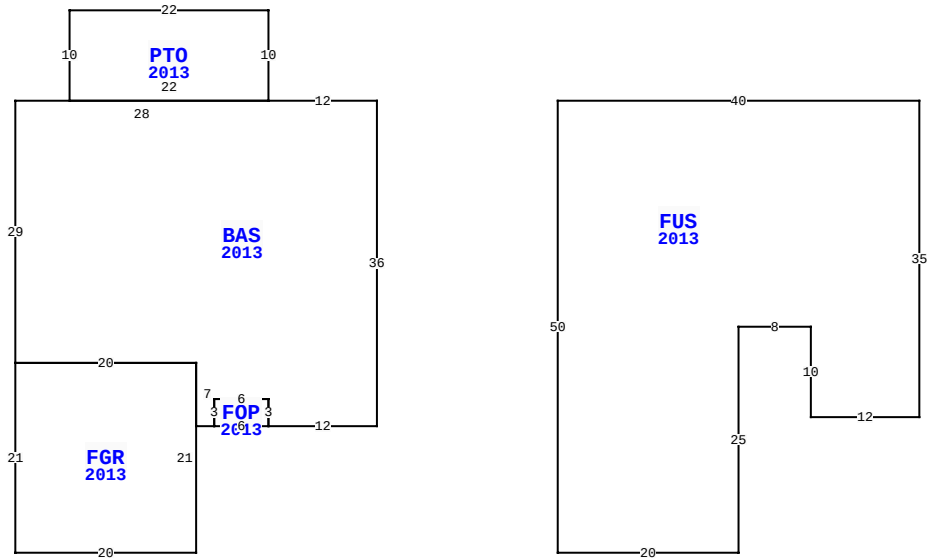
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,282	100	2013	1,282	119,817
FGR	420	55	2013	231	21,589
FOP	18	30	2013	5	468
FUS	1,620	100	2013	1,620	151,406
PTO	220	5	2013	11	1,028
TOTALS	3,560			3,149	294,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,149	98.9000	98.90	311,436	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2902 HX Base Yr 2015



97265 YORKSHIRE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,307
TOTAL MARKET OB/XF VALUE		4,763
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		364,070
SOH/AGL Deduction		150,458
ASSESSED VALUE		213,612
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		157,890
TOTAL JUST VALUE		364,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226720	CO ISSUED	1	04/23/2013
M1317838	H/AC	3,332	01/01/2013
P16295	NEW CONSTR	0	01/01/2013
B1226720	NEW CONSTR	324,568	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1855/0981	4/25/2013	SW	Q	I	01	173,500
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: SOUTH BRANDON L						
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=2013] W12 PTO=[YR=2013] N10 W22 S10 E22$ W28 S29 FGR=[YR=2013] S21 E20 N21 W20$ E20 S7 E2 FOP=[YR=2013] E6 N3 W6 S3$ N3 E6 S3 E12 N36$ PTR=E20 FUS=[YR=2013] E40 S35 W12 N10 W8 S25 W20 N50$ 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	788.00	SF	6.50	6.50	100	2013	2013	3	93	4,763	

LAND DESCRIPTION

TOTAL OB/XF 4,763

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