

LOT 43
IN OR 2198/1954
BELLS RIVER ESTATES #3

JENKINS JOEL S/JENKINS ANDRIELLE
97245 YORKSHIRE DR
YULEE, FL 32097

2025

37-3N-27-0136-0043-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																												
Exterior Wall	16	WD FR STUC 50	0100	01	3,169	101.8440	101.84	322,731	2012	2012	0	0	0	6.00	94.00	VALUATION SUMMARY																												
Exterior Wall	17	CB STUCCO 50	1 SINGLE FAM - 50% - 2014														Heated Area: 2934														HX Base Yr 2014													
Roof Structure	03	GABLE/HIP 100															VALUATION BY														STANDARD													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														303,367													
Interior Floor	14	CARPET 60															TOTAL MARKET OB/XF VALUE														3,930													
Interior Floor	11	CLAY TILE 40															TOTAL LAND VALUE - MARKET														65,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														372,297													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														79,050													
Bedrooms	4	100															ASSESSED VALUE														293,247													
Bathrooms	2.5	100															TOTAL EXEMPTION VALUE														50,722													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														242,525													
Stories	2.	100	TOTAL JUST VALUE														372,297																											
Units	0	100	NCON VALUE														0																											
Occupancy	00	NONE 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														338,711													
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	1,314	100	2012	1,314	125,789																																							
FGR	414	55	2012	228	21,827																																							
FOP	18	30	2012	5	478																																							
FUS	1,620	100	2012	1,620	155,082																																							
PTO	32	5	2012	2	192																																							
TOTALS			3,398		3,169	303,367																																						
EXTRA FEATURES						97245 YORKSHIRE DR, YULEE														BLD DATE 07/18/2012 KK LGL DATE 04/22/2025 MLU																								
L N	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	50	0	0	724.00	SF	5.20	5.20	100	2012	2012	3	92	3,464																												
2	0810	CONCRETE A	0	50	26	3	78.00	SF	6.50	6.50	100	2012	2012	3	92	466																												
TOTAL OB/XF 3,930																																												
LAND DESCRIPTION																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																											
1	000134	C	RES POND	50	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 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																																												