



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	149,045
FSP	192	40	1993	77	7,357
FUS	1,020	100	1993	1,020	97,453
UOP	176	20	1993	35	3,344
UOP	256	20	1993	51	4,873
UOP	792	20	1993	158	15,096

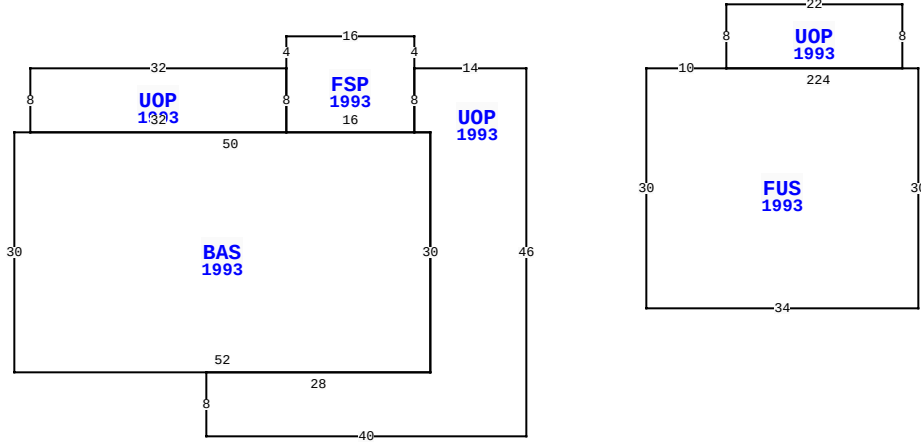
TOTALS	3,996			2,901	277,166
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0202	BARN WD 30	0	100	36	30	1,080.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	8.00

REVIEW DATE	05/29/2025	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,901	113.7400	113.74	329,960	1992	1992	0	0	0	16.00	84.00
1 SINGLE FAM - 100% - 2002 Heated Area: 2580 HX Base Yr 2002												



87156 LENTS RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/11/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		292,334	
TOTAL MARKET OB/XF VALUE		10,226	
TOTAL LAND VALUE - MARKET		340,000	
TOTAL MARKET VALUE		642,560	
SOH/AGL Deduction		337,484	
ASSESSED VALUE		305,076	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		254,354	
TOTAL JUST VALUE		642,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		577,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001623	REPAIR/RRF	3,200	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1633	12/06/2010	WD	U	I	30	100
GRANTOR: WELLINGTON DONNA C & GRANTEE: WELLINGTON DONNA C						
1031/1614	1/17/2002	WD	U	I	21	240,000
GRANTOR: MILLER WILLIAM SR & G GRANTEE: WELLINGTON DONNA C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W14 FSP=[YR=1993] N4 W16 S4 UOP=[YR=1993] W32 S8 BAS=[YR=1993] W2 S30 E52 N30 W50\$ E32 N8\$ S8 E16 N8 \$ S8 E2 S30 W28 S8 E40 N46\$ PTR= E15 FUS=[YR=1993] E10 UOP=[YR=1993] N8 E22 S8 W22\$ E24 S30 W34N30\$ W15\$.									

TOTAL OB/XF	10,226
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	8.00	AC		1.00	1.00	0.50	85,000.00	42,500.00	340,000							

Total Acres: 8.00	Total Land Value: 340,000	Market: 0	Agricultural: 0	Common: 340,000	PRINTED 07/30/2025 BY SYS
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WELLINGTON LIVING TRUST/WELLINGTON RICHARD V TRUST
87156 LENTS ROAD
YULEE, FL 32097

37-3N-27-4680-0003-0040

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