IN OR 2365/1000

HARPER GEOFFREY SCOTT & ELLEN NORA
87270 BELL RIVER EST RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 20
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	05	Quality Level 05

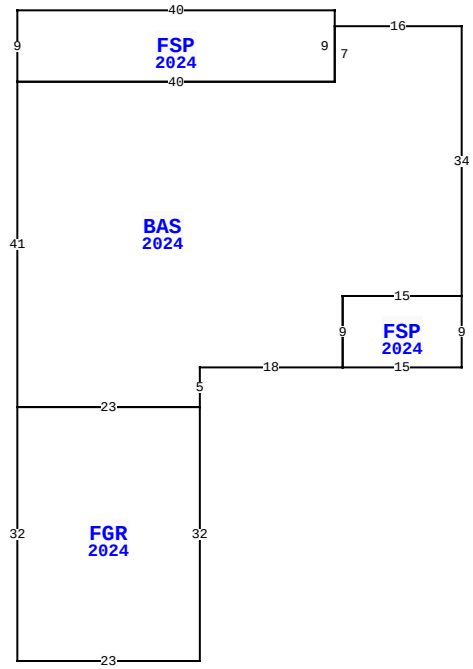
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2024	2,108	390,043
FGR	736	55	2024	405	74,937
FSP	135	40	2024	54	9,992
FSP	360	40	2024	144	26,644
TOTALS	3,339			2,711	501,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,711	117.1104	185.03	501,616	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2108 HX Base Yr 2024



87270 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,616
TOTAL MARKET OB/XF VALUE		12,667
TOTAL LAND VALUE - MARKET		139,400
TOTAL MARKET VALUE		653,683
SOH/AGL Deduction		204,520
ASSESSED VALUE		449,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,441
TOTAL JUST VALUE		653,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007474			06/12/2023
22007253	NEW CONSTR	373,378	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/1000	5/29/2020	WD	Q	V	01	84,500
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: HARPER GEOFFREY SCO						
1277/1410	12/01/2004	WD	Q	I		49,700
GRANTOR: NORMAN BETTY E & JOHN						
GRANTEE: DONNA LYNNE CUSTOM						

BUILDING NOTES

EXTRA FEATURES

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	100	0	0	2,436.00	SF	5.20	5.20	100	2024	2023		100	12,667	

BUILDING DIMENSIONS

FSP=[YR=2024;ORIG=10,10] E40 S9 W40 N9 $
BAS=[YR=2024;ORIG=10,19] E40 N7 E16 S34 W15 S9 W18 S5 W23 N41 $
FGR=[YR=2024;ORIG=10,60] E23 S32 W23 N32 $
FSP=[YR=2024;ORIG=51,46] E15 S9 W15 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,667

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	85,000.00	85,000.00	139,400							

REVIEW DATE 06/06/2023 BY NW Total Acres: 1.64 Total Land Value: 139,400 Market: 0 Agricultural: 0 Common: 139,400 PRINTED 07/30/2025 BY SYS