IN OR 607/289

CONKLIN TODD E SR & SUSAN R
87319 BELL RIVER ESTATES RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

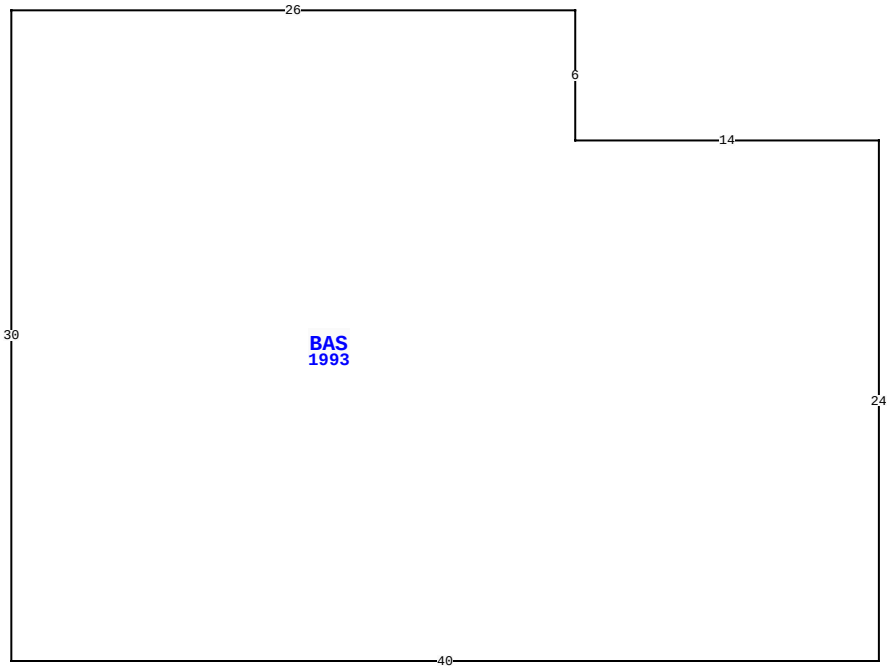
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1993	1,116	104,751
TOTALS	1,116			1,116	104,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,116	116.6000	116.60	130,126	1975	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1116 HX Base Yr



87293 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	104,751
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	95,200
TOTAL MARKET VALUE	204,551
SOH/AGL Deduction	53,594
ASSESSED VALUE	150,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,957
TOTAL JUST VALUE	204,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,100

GARAGE (24X24) IS ATTACHED TO SFR
ALSO OWNS ADJCNT PRCL 1-19

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WEL03083	XFOB	0	05/01/2003
E996268	CHNGE SRVC	0	09/01/1999
5832	GARAGE	9,292	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/0289	9/11/1990	WD	Q	I		29,600
GRANTOR: HATTON VICTOR & S E						
GRANTEE: CONKLIN TODD SR & S						
0291/0001	5/01/1979	WD	U	I		21,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 N6 W26 S30 E40 N24 $
.

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	0510	GARAGE WD-	0	0	24	24	576.00	SF	24.50	24.50	100	1989	1989	3	20	2,822	
2	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	1990	1990	3	57	1,778	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	85,000.00	85,000.00	95,200							

REVIEW DATE 03/22/2024 BY KWA Total Acres: 1.12 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS