IN OR 2478/381

BRACY HEATHER D/SOUTHARD THOMAS W
87363 BELL RIVER EST RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0140

BUILDING CHARACTERISTICS

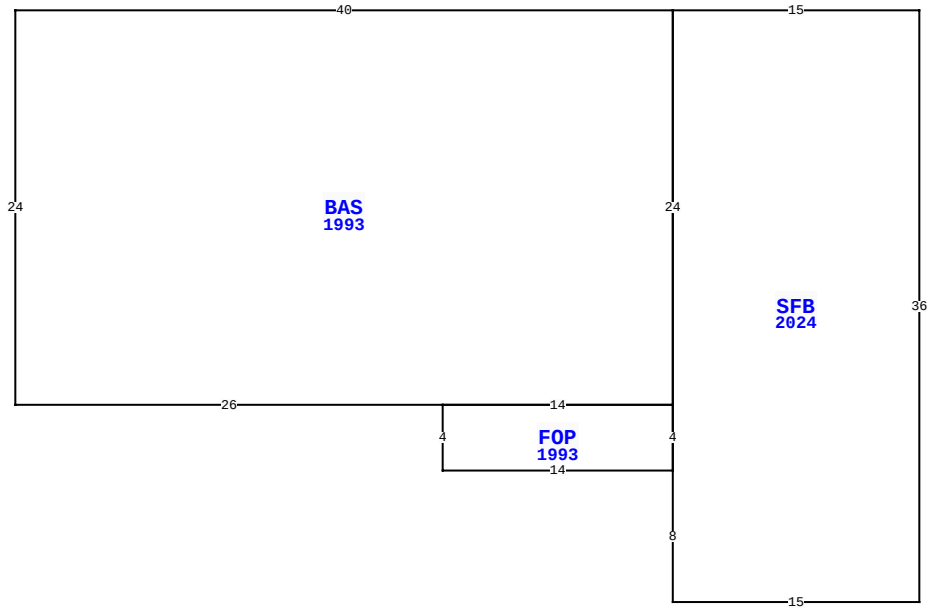
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	960	100	1993	960	84,764
FOP	56	30	1993	17	1,501
SFB	540	80	2024	432	38,144
TOTALS	1,556			1,409	124,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,409	103.2720	103.27	145,507	1975	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1392 HX Base Yr 2024



87363 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		124,408
TOTAL MARKET OB/XF VALUE		18,424
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		227,832
SOH/AGL Deduction		3,636
ASSESSED VALUE		224,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,474
TOTAL JUST VALUE		227,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
387	GARAGE	10,608	07/01/1993
8288	ADDITION	4,284	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0381	7/08/2021	WD	Q	I	01	229,000
GRANTOR: MAY MITCHELL A						
GRANTEE: BRACY HEATHER D & T						
1080/0825	9/11/2002	WD	Q	I		110,000
GRANTOR: SWAFFORD JUDY JUANITA						
GRANTEE: MAY MITCHELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-15,0] W40 S24 E26 E14 N24 $
FOP=[YR=1993;ORIG=-29,24] S4 E14 N4 W14 $
SFB=[YR=2024;ORIG=-15,0] E15 S36 W15 N8 N4 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1993	1993	3	64	15,974	

LAND DESCRIPTION

TOTAL OB/XF 18,424

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/04/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS