IN OR 287/647 & 411/624
PAR 1-22 & 1-23
R360204 & R360205

LEE BOBBY GENE
P O BOX 1166
YULEE, FL 32041

2025

39-3N-27-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

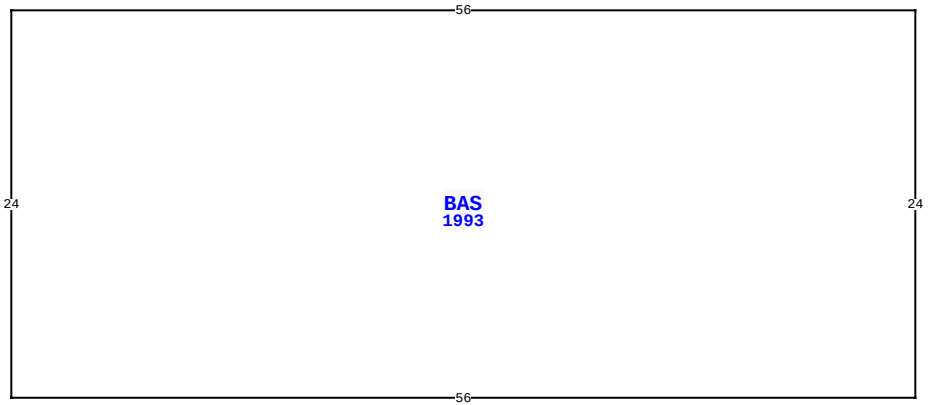
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	38,062
TOTALS	1,344			1,344	38,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	118.0000	94.40	126,874	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr 1989



87179 BELL RIVER EST RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,062
TOTAL MARKET OB/XF VALUE		2,266
TOTAL LAND VALUE - MARKET		114,920
TOTAL MARKET VALUE		155,248
SOH/AGL Deduction		97,169
ASSESSED VALUE		58,079
TOTAL EXEMPTION VALUE	HX HB	33,079
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7440	MH MOVE-ON	24,500	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0287/0647	3/01/1979	WD	Q	V		3,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 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	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 2,266

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	1.69	AC		1.00	1.00	0.80	85,000.00	68,000.00	114,920							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.69 Total Land Value: 114,920 Market: 0 Agricultural: 0 Common: 114,920 PRINTED 07/30/2025 BY SYS