IN OR 1074/41

HALEY ASHLYN SUZANNE/HALEY LAUREN
87144 BELL RIVER ESTATES RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

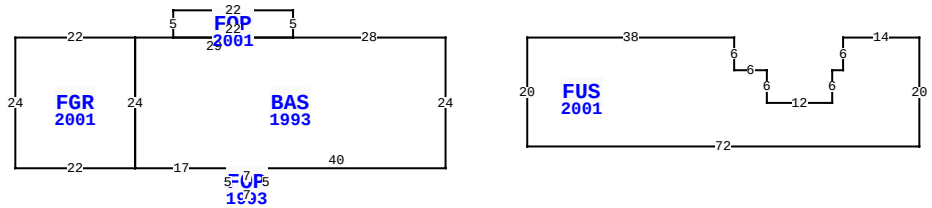
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	148,446
FGR	528	55	2001	290	31,469
FOP	35	30	1993	10	1,085
FOP	110	30	2001	33	3,581
FUS	1,248	100	2001	1,248	135,424
TOTALS	3,289			2,949	320,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,949	113.3076	149.57	441,082	1985	1985	0	0	0	27.45	72.55

1 SNGL FAM – 0% - 2025 Heated Area: 2616 HX Base Yr



87144 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	320,005
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	336,600
TOTAL MARKET VALUE	658,565
SOH/AGL Deduction	0
ASSESSED VALUE	658,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,565
TOTAL JUST VALUE	658,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	624,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003455	REPAIR/RRF	33,989	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/14	10/22/2024	FJ	U	I	11	0
GRANTOR: MASSEY SUZANNE LEE ES						
GRANTEE: HALEY ASHLYN SUZANN						
1074/0041	8/12/2002	WD	U	I	07	100
GRANTOR: MASSEY JOHN C & MARY						
GRANTEE: MASSEY BRUCE & SUZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=2001] N5 W22 S5 E22$ W29
FGR=[YR=2001] W22 S24 E22 N24$ S24 E17 FOP=[YR=1993] S5 E7
N5 W7$ E40 N24$ PTR=E15 FUS=[YR=2001] E38 S6 E6 S6 E12 N6 E2
N6 E14 S20 W72 N20$ W15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	5.28	AC		1.00	1.00	0.75	85,000.00	63,750.00	336,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.28 Total Land Value: 336,600 Market: 0 Agricultural: 0 Common: 336,600 PRINTED 07/30/2025 BY SYS