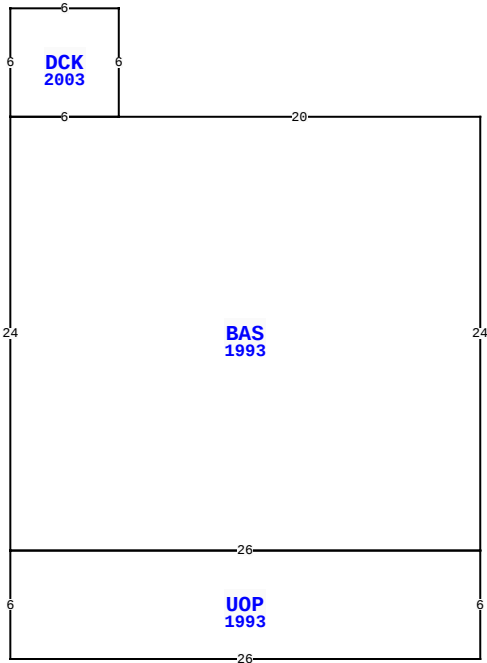


BELLS RIVER TIMBER LLC
PO BOX 23627
JACKSONVILLE, FL 32241-3627

40-3N-27-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY																													
Exterior Wall		05	AVERAGE 100		0100	01	659	105.5450	105.54	69,551	1967	1967	0	0	10	21.50	68.50	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 624										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										47,642																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										266,216																			
Interior Floor		14	CARPET 90												TOTAL LAND VALUE - MARKET										5,966,200																			
Interior Floor		08	SHT VINYL 10												TOTAL MARKET VALUE										1,071,258																			
Air Condition		01	NONE 100												SOH/AGL Deduction										101,678																			
Heating Type		02	CONVECTION 100												ASSESSED VALUE										969,580																			
Bedrooms			2 100												TOTAL EXEMPTION VALUE										0																			
Bathrooms			1 100												BASE TAXABLE VALUE										969,580																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										6,280,058																			
Stories Units		1.	1. 100												NCON VALUE										0																			
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										3,618,527																													
Quality		02	Quality Level 02																																									
DOR CODE		5000	IMPROVED AG																																									
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	624	100	1993	624	45,112																																							
DCK	36	10	2003	4	289																																							
UOP	156	20	1993	31	2,241																																							
TOTALS		816			659	47,642																																						
EXTRA FEATURES					87071 ROSES BLUFF RD, YULEE										BLD DATE		09/12/2014		KK		LGL DATE		04/13/2023		DCA																			
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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	0510	GARAGE WD-	0	0	36	40	1,440.00	SF	35.00	100	1950	1950	3	20	10,080																													
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	100	1964	1964	3	20	864																													
3	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	100	1970	1970	3	20	1,000																													
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	100	1950	1950	3	100	6,000																													
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	100	1950	1950	3	100	6,000																													
6	0200	BARN WD 0-	0	0	0	0	1,440.00	SF	20.00	100	1965	1965	3	20	5,760																													
7	0681	POLE SHED	0	0	36	20	720.00	SF	15.00	100	2003	2003	3	30	3,240																													
8	0301	BOAT DCK C	0	0	0	0	6,338.00	SF	80.00	100	2006	2006	3	40	202,816																													
9	0303	FLT DOCK W	0	0	100	12	1,200.00	SF	26.00	100	2006	2006	3	40	12,480																													
10	0303	FLT DOCK W	0	0	100	12	1,200.00	SF	26.00	100	2006	2006	3	40	12,480																													
LAND DESCRIPTION										TOTAL OB/XF										260,720																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	200.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	720,000																											
2	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	370.00	370.00	12,950																											
3	005600	A	TIMBER 3 N S	0	0005	OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	390.00	390.00	17,550																											
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700																											
5	009500	C	SUBMERGED	0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	25.00	25.00	1,200																											
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	158.00	AC		1.00	1.00	1.00	27,500.00	27,500.00	4,345,000																											
REVIEW DATE		05/05/2020		BY		NWA		Total Acres: 158.00		Total Land Value: 757,400		Market: 5,245,000		Agricultural: 36,200		Common: 721,200		PRINTED 07/30/2025 BY SYS																										

