PT JOHN LOWE GRANT
SEC 42 & 43-3N-28
IN OR 1000/358 & OR 1000/355 &

ADAMS MICHAEL R REV LVG TRUST/ADAMS MICHAEL RAYMON
97275 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

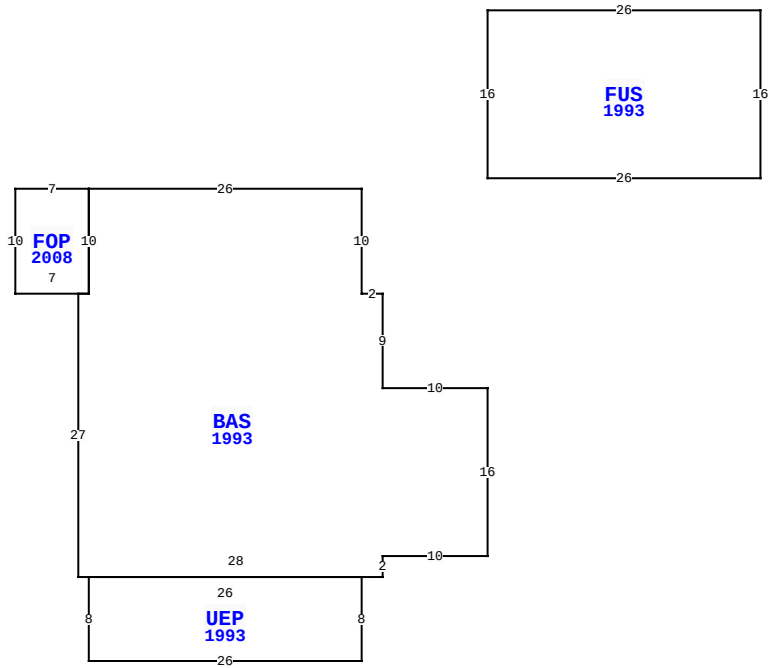
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4950	Working Waterfront
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	1,203	100	1993	1,203	96,291
FOP	70	30	2008	21	1,681
FUS	416	100	1993	416	33,298
UEP	208	60	1993	125	10,005
TOTALS	1,897			1,765	141,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	101.0000	101.00	178,265	1900	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1619 HX Base Yr 2002



97275 BELLEVILLE LN, 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		194,555
TOTAL MARKET OB/XF VALUE		29,125
TOTAL LAND VALUE - MARKET		912,500
TOTAL MARKET VALUE		406,180
SOH/AGL Deduction		7,335
ASSESSED VALUE		398,845
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		343,123
TOTAL JUST VALUE		1,136,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/1908	2/15/2023	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						
2602/1454	11/14/2022	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N9 W2 N10 W26 FOP=[YR=2008] W7 S10 E7 N10$ S10 W1 S27 E1 UEP=[YR=1993] S8 E26 N8 W26$ E28 N2 E10 N16$ PTR=N20 FUS=[YR=1993] N16 E26 S16 W26$ S20$.

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	0300	BOAT DCK W	0	100	0	0	570.00	SF	40.00	40.00	100	1993	1993	3	20	4,560	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0311	WD GANG WY	0	100	18	0	18.00	SF	45.00	45.00	100	2000	2000	3	20	162	
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1993	1993	3	20	832	
5	0350	CARPORT WD	0	100	19	15	285.00	SF	13.00	13.00	100	1980	1980	3	20	741	
6	0681	POLE SHED	0	100	30	15	450.00	SF	15.00	15.00	100	1995	1995	3	20	1,350	
7	0803	ASPHALT C	0	100	0	0	5,083.00	SF	1.00	1.00	100	2006	2006	3	56	2,846	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	20	300	
9	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2003	2003	3	20	499	
10	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	2015	2015	3	75	13,860	

TOTAL OB/XF 26,953

LAND DESCRIPTION

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	004950	A	WORKING WATE	100		RSF-1	148.00	378.00	148.00	FF		1.00	0.20	0.20	4,500.00	900.00	133,200							
2	009920	M	MARKET VALUE	100		RSF-1	148.00	378.00	148.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	666,000							
3	004950	A	WORKING WATE	100		RSF-1			2.90	AC		1.00	0.20	0.20	85,000.00	17,000.00	49,300							
4	009920	M	MARKET VALUE	100		RSF-1			2.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	246,500							

REVIEW DATE 07/01/2022 BY KW Total Acres: 4.18 Total Land Value: 182,500 Market: 912,500 Agricultural: 182,500 Common: 0 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE GRANT
SEC 42 & 43-3N-28
IN OR 1000/358 & OR 1000/355 &

ADAMS MICHAEL R REV LVG TRUST/ADAMS MICHAEL RAYMON
97275 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

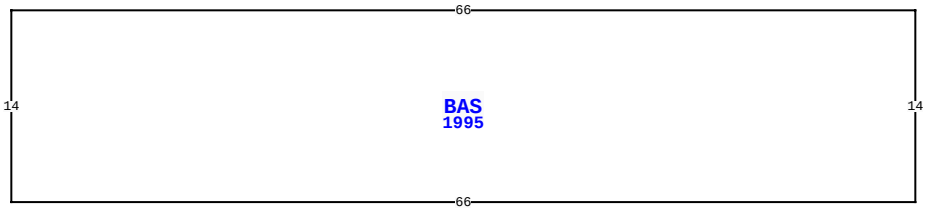
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	4950	Working Waterfront
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	924	100	1995	924	11,903
TOTALS	924			924	11,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	53.6800	42.94	39,677	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2002 Heated Area: 924 HX Base Yr 2002



97275 BELLEVILLE LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,555
TOTAL MARKET OB/XF VALUE		29,125
TOTAL LAND VALUE - MARKET		912,500
TOTAL MARKET VALUE		406,180
SOH/AGL Deduction		7,335
ASSESSED VALUE		398,845
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		343,123
TOTAL JUST VALUE		1,136,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1908	2/15/2023	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						
2602/1454	11/14/2022	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S14 E66 N14$.

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
11	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	600	
12	0303	FLT DOCK W	0	100	10	12	120.00	SF	23.40	23.40	100	2010	2010	3	56	1,572	

LAND DESCRIPTION

TOTAL OB/XF 2,172

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

REVIEW DATE 07/01/2022 BY KW Total Acres: 4.18 Total Land Value: 182,500 Market: 912,500 Agricultural: 182,500 Common: 0 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE GRANT
SEC 42 & 43-3N-28
IN OR 1000/358 & OR 1000/355 &

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97275 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0001-0030

BUILDING CHARACTERISTICS

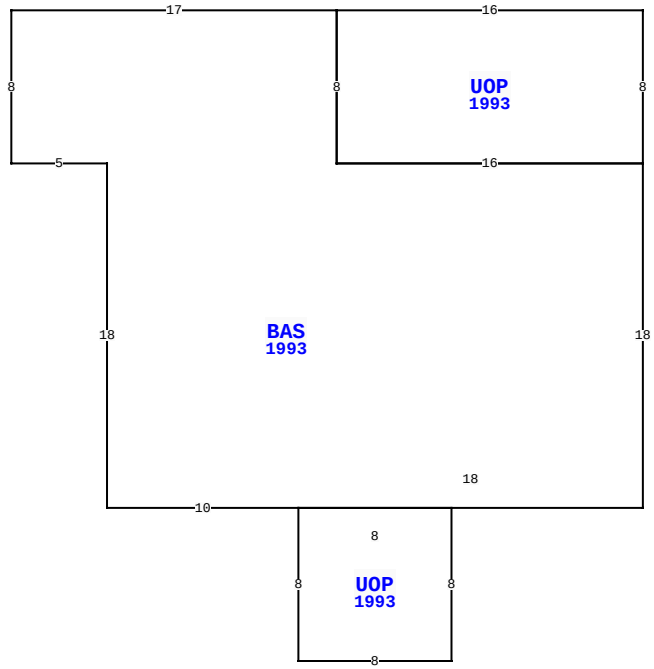
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4950	Working Waterfront
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	640	100	1993	640	18,535
UOP	64	20	1993	13	377
UOP	128	20	1993	26	753
TOTALS	832			679	19,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	679	57.9150	57.92	39,328	1963	1963	0	0	0	50.00	50.00

3 SINGLE FAM – 0% - 2002 Heated Area: 640 HX Base Yr 2002



97275 BELLEVILLE LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,555
TOTAL MARKET OB/XF VALUE		29,125
TOTAL LAND VALUE - MARKET		912,500
TOTAL MARKET VALUE		406,180
SOH/AGL Deduction		7,335
ASSESSED VALUE		398,845
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		343,123
TOTAL JUST VALUE		1,136,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1908	2/15/2023	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						
2602/1454	11/14/2022	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16 BAS=[YR=1993] W17 S8 E5 S18 E10
UOP=[YR=1993] S8 E8 N8 W8$ E18 N18 W16 N8$ S8 E16 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/01/2022 BY KW Total Acres: 4.18 Total Land Value: 182,500 Market: 912,500 Agricultural: 182,500 Common: 0 PRINTED 07/30/2025 BY SYS

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97275 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

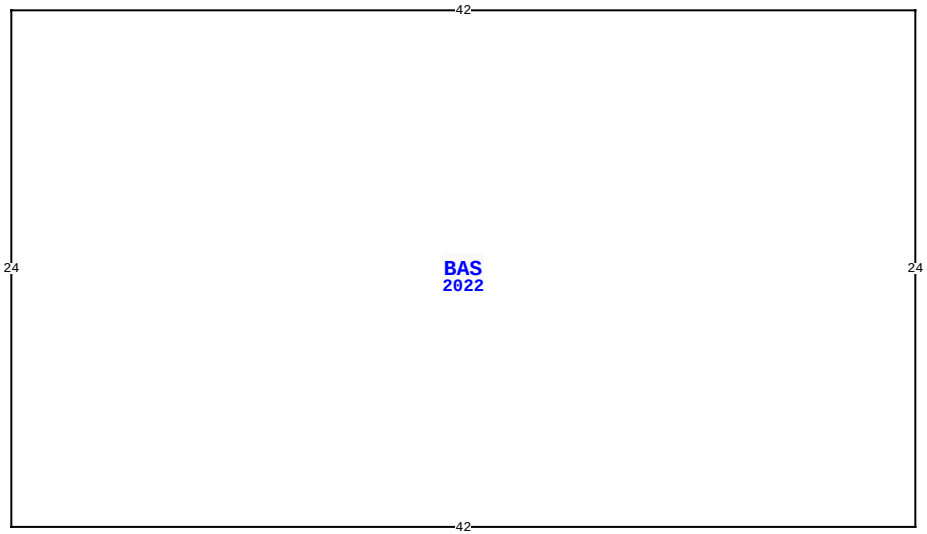
DOR CODE 4950 Working Waterfront
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2022	1,008	21,713
TOTALS	1,008			1,008	21,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,008	59.4000	21.98	22,156	2022	2022	0	0	0	2.00	98.00

4 GARAGE RES – 100% - 2002 Heated Area: 1008 HX Base Yr 2002



97275 BELLEVILLE LN, 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		194,555
TOTAL MARKET OB/XF VALUE		29,125
TOTAL LAND VALUE - MARKET		912,500
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TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		343,123
TOTAL JUST VALUE		1,136,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1908	2/15/2023	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						
2602/1454	11/14/2022	WD	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS MICHAEL R REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W42 S24 E42 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/01/2022 BY KW Total Acres: 4.18 Total Land Value: 182,500 Market: 912,500 Agricultural: 182,500 Common: 0 PRINTED 07/30/2025 BY SYS