PT OF SEC 42-3N-28E &43-3N-28E
IN OR 2489/690
BEING PARCELS 1 & 2

**DUNMAN DERRICK & LORIBETH**
97205 BELLEVILLE LN
YULEE, FL 32097

**2025**

**42-3N-28-0000-0003-0010**

## BUILDING CHARACTERISTICS

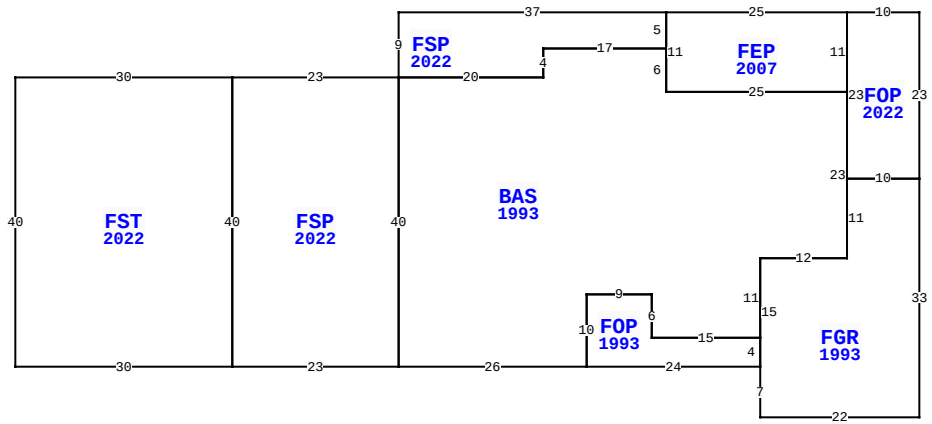
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,168 | 100 | 1993 | 2,168 | 258,049 |
| FEP | 275 | 80 | 2007 | 220 | 26,186 |
| FGR | 594 | 55 | 1993 | 327 | 38,922 |
| FOP | 150 | 30 | 1993 | 45 | 5,356 |
| FOP | 230 | 30 | 2022 | 69 | 8,213 |
| FSP | 265 | 40 | 2022 | 106 | 12,617 |
| FSP | 920 | 40 | 2022 | 368 | 43,802 |
| FST | 1,200 | 55 | 2022 | 660 | 78,558 |
| TOTALS | 5,802 | | | 3,963 | 471,701 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,963 | 103.0500 | 136.03 | 539,087 | 1989 | 1999 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2168 HX Base Yr 2022




97205 BELLEVILLE LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 505,101 |
| TOTAL MARKET OB/XF VALUE | | 58,006 |
| TOTAL LAND VALUE - MARKET | | 612,000 |
| TOTAL MARKET VALUE | | 1,175,107 |
| SOH/AGL Deduction | | 277,428 |
| ASSESSED VALUE | | 897,679 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 846,957 |
| TOTAL JUST VALUE | | 1,175,107 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 978,364 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006144 | REMODEL | 50,000 | 04/20/2022 |
| 21015949 | DEMOLITION | 2,900 | 11/17/2021 |
| B2114566 | GARAGE | 86,227 | 10/22/2021 |
| B16540 | ADDITION | 25,492 | 09/01/2005 |
| 7785 | GARAGE | 20,400 | 01/21/1992 |
| 5635 | NEW CONSTR | 84,000 | 04/11/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2489/0690 | 8/19/2021 | WD | Q | I | 01 | 799,500 |
| GRANTOR: BARBER JAMES D & LISA | | | | | | |
| GRANTEE: DUNMAN DERRICK & LO | | | | | | |
| 1982/0374 | 5/26/2015 | WD | U | I | 11 | 100 |
| GRANTOR: BARBER VERNON L | | | | | | |
| GRANTEE: BARBER JAMES DANIEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-72,49] E26 N10 E9 S6 E15 N11 E12 N23 W25 N6 W17 S4 W20 S40 $
FST=[YR=2022;ORIG=-95,9] W30 S40 E30 N40 $
FSP=[YR=2022;ORIG=-72,9] W23 S40 E23 N40 $
FGR=[YR=1993;ORIG=-22,49] S7 E22 N33 W10 S11 W12 S15 $
FEP=[YR=2007;ORIG=-10,0] W25 S11 E25 N11 $
FSP=[YR=2022;ORIG=-35,0] W37 S9 E20 N4 E17 N5 $
FOP=[YR=2022;ORIG=0,0] W10 S23 E10 N23 $
FOP=[YR=1993;ORIG=-46,49] E24 N4 W15 N6 W9 S10 $
.

## 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 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 2,055.00 | SF | 13.00 | 13.00 | 100 | 1989 | 1989 | 3 | 84 | 22,441 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 337.00 | SF | 40.00 | 40.00 | 100 | 1989 | 1989 | 3 | 20 | 2,696 | |
| 3 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 1989 | 1989 | 3 | 20 | 1,000 | |
| 4 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 200.00 | LF | 390.00 | 390.00 | 100 | 1989 | 1989 | 3 | 20 | 15,600 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 754.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 7,465 | |
| 7 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 5,640.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 5,640 | |
| 8 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 64 | 384 | |
| 9 | 0100 | BAR-B-Q | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2000 | 2000 | 3 | 20 | 40 | |
| 10 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2000 | 2000 | 3 | 20 | 500 | |

TOTAL OB/XF 58,006

## 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 | 000132 | C | RES RIVER | 100 | 0008 | RSF-1 | 125.00 | 415.00 | 200.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 612,000 | | | | | | | |

REVIEW DATE 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 07/30/2025 BY SYS

PT OF SEC 42-3N-28E &43-3N-28E
IN OR 2489/690
BEING PARCELS 1 & 2

DUNMAN DERRICK & LORIBETH
97205 BELLEVILLE LN
YULEE, FL 32097

**2025**

**42-3N-28-0000-0003-0010**

## 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 | 01 | MINIMUM 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 | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

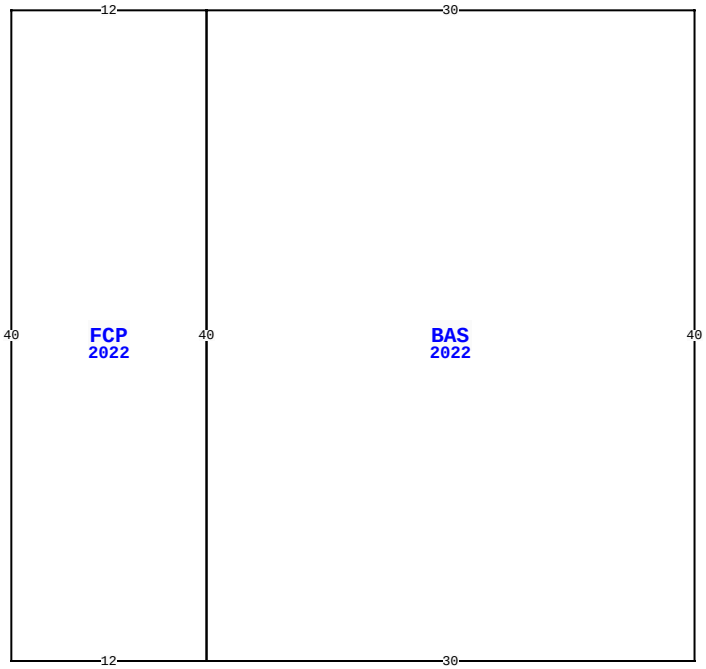
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | 2022 | 1,200 | 30,364 |
| FCP | 480 | 25 | 2022 | 120 | 3,036 |
| TOTALS | 1,680 | | | 1,320 | 33,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,320 | 69.7840 | 25.82 | 34,082 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022




97205 BELLEVILLE LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| VALUATION BY | | STANDARD |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| GRANTEE: DUNMAN DERRICK & LO | | | | | | |
| 1982/0374 | 5/26/2015 | WD | U | I | 11 | 100 |
| GRANTOR: BARBER VERNON L | | | | | | |
| GRANTEE: BARBER JAMES DANIEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W30 FCP=[YR=2022] W12 S40 E12 N40$ S40 E30 N40$.

## 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 01/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 07/30/2025 BY SYS