IN OR 733 PG 1384
ESMT OR 1771/1786

BROCKMAN SONJA A
97105 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

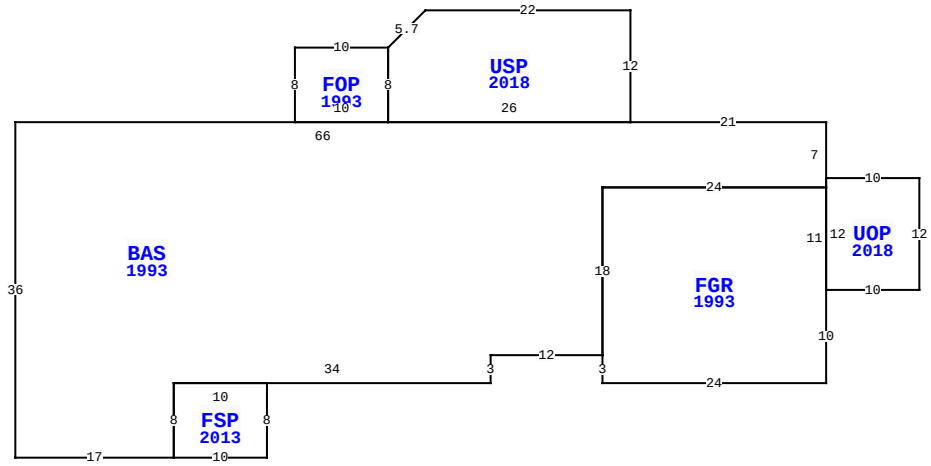
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,032	100	1993	2,032	172,112
FGR	504	55	1993	277	23,462
FOP	80	30	1993	24	2,033
FSP	80	40	2013	32	2,711
UOP	120	20	2018	24	2,033
USP	304	30	2018	91	7,708
TOTALS	3,120			2,480	210,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	115.8720	115.87	287,358	1986	1986	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 1996 Heated Area: 2032 HX Base Yr 1996



97105 BELLEVILLE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,059
TOTAL MARKET OB/XF VALUE		6,487
TOTAL LAND VALUE - MARKET		100,300
TOTAL MARKET VALUE		316,846
SOH/AGL Deduction		157,447
ASSESSED VALUE		159,399
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		103,677
TOTAL JUST VALUE		316,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/1384	7/12/1995	WD	U	I	07	100
GRANTOR: GASKILL NORWOOD						
GRANTEE: BROCKMAN WM & SONJA						
0732/0001	6/21/1995	WD	Q	I		92,500
GRANTOR: GASKILL NORWOOD						
GRANTEE: BROCKMAN WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=2018] N12 W22 D4 L4
FOP=[YR=1993] W10 S8 E10 N8$ S8 E26$ W66 S36 E17
FSP=[YR=2013] E10 N8 W10 S8$ N8 E34 N3 E12 FGR=[YR=1993] S3 E24 N10 UOP=[YR=2018] E10 N12 W10 S12$ N11 W24 S18$ N18 E24 N7$.

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	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1995	1995	3	68	636	
3	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	1995	1995	3	68	3,246	
4	0940	SHEDS/PORT	0	100	11	13	143.00	SF	20.10	20.10	100	1995	1995	3	20	575	

LAND DESCRIPTION

TOTAL OB/XF 6,487

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	0005	RSF-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	85,000.00	85,000.00	100,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.18 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 07/30/2025 BY SYS