IN OR 843/542

FLOOD JOHN D & ANGELA B
97091 BELLEVILLE LN
YULEE, FL 32097

2025

42-3N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

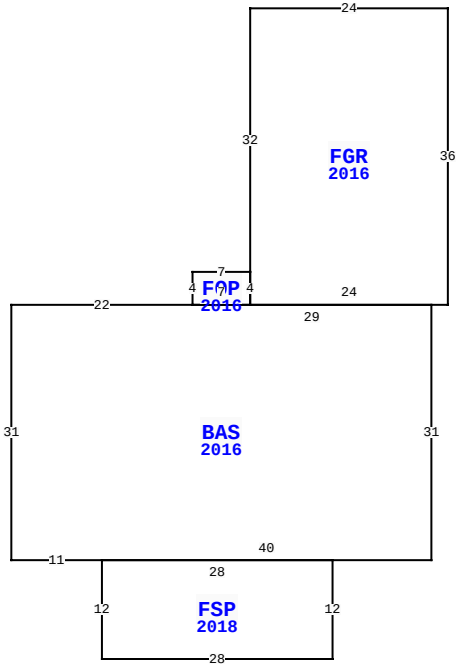
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,581	100	2016	1,581	216,471
FGR	864	55	2016	475	65,038
FOP	28	30	2016	8	1,095
FSP	336	40	2018	134	18,347
TOTALS	2,809			2,198	300,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	110.3480	145.66	320,161	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 1581 HX Base Yr 2017



97091 BELLEVILLE LN, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,588
TOTAL MARKET OB/XF VALUE		9,785
TOTAL LAND VALUE - MARKET		440,000
TOTAL MARKET VALUE		770,373
SOH/AGL Deduction		308,849
ASSESSED VALUE		461,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		410,802
TOTAL JUST VALUE		770,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		785,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631649	NEW CONSTR	223,703	01/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0843/0542	7/31/1998	WD	Q	V		100,000
GRANTOR: ADAMS N C & STANFORD						
GRANTEE: FLOOD JOHN D & ANGE						
0716/0091	10/13/1994	PR	Q	I	01	100
GRANTOR: COOK EDWIN CHARLES JR						
GRANTEE: ADAMS NELL COOK ET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W24 S32 FOP=[YR=2016] W7 S4 BAS=[YR=2016] W22 S31 E11 FSP=[YR=2018] S12 E28 N12 W28$ E40 N31 W29$ E7 N4$ S4 E24 N36$.

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	2016	2016	3	97	3,395	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2017	2017	3	96	399	
3	0811	CONCRETE B	0	100	0	0	1,050.00	SF	5.20	5.20	100	2017	2017	3	96	5,242	
4	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	2017	2017	3	96	749	

LAND DESCRIPTION

TOTAL OB/XF 9,785

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	110,000.00	110,000.00	440,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 440,000 Market: 0 Agricultural: 0 Common: 440,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

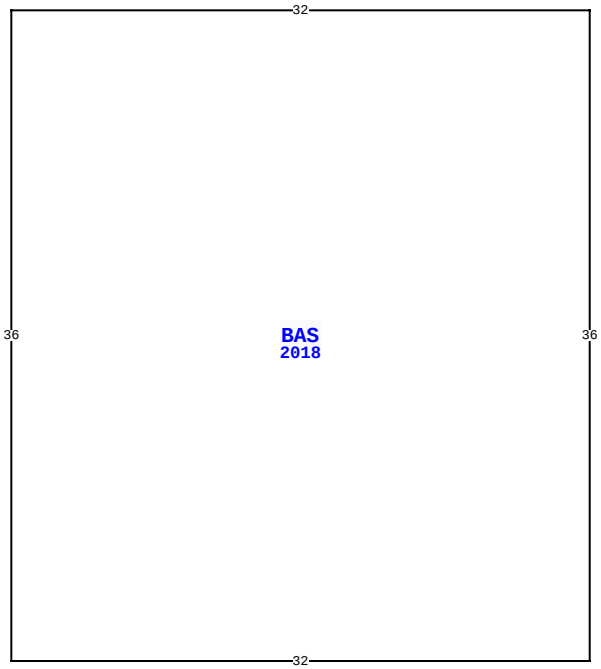
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2018	1,152	19,637
TOTALS	1,152			1,152	19,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	51.1980	18.94	21,819	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2017 Heated Area: 1152 HX Base Yr 2017



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GRANTEE: ADAMS NELL COOK ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W32 S36 E32 N36$.

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

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