PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 533/959

WILLIAMS CAROLE S
97028 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

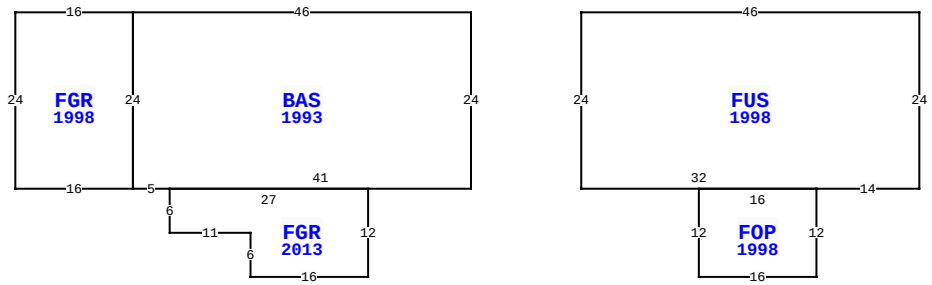
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	107,304
FGR	384	55	1998	211	20,509
FGR	258	55	2013	142	13,802
FOP	192	30	1998	58	5,637
FUS	1,104	100	1998	1,104	107,304
TOTALS	3,042			2,619	254,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	113.5200	113.52	297,309	1979	1995	0	0	0	14.38	85.62

1 SINGLE FAM – 100% - 1988 Heated Area: 2208 HX Base Yr 1988



97028 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		254,556
TOTAL MARKET OB/XF VALUE		4,648
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		471,704
SOH/AGL Deduction		292,236
ASSESSED VALUE		179,468
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,746
TOTAL JUST VALUE		471,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2110043	H/AC	0	07/03/2021
974209	REMODEL	1,500	11/01/1997
974385	ADDITION	83,760	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0533/0959	12/23/1987	WD	Q	I		65,500
GRANTOR: ABELS HENRY A						
GRANTEE: WILLIAMS CAROLE S						
0156/0012	1/01/1973	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FGR=[YR=1998] W16 S24 E16 N24 $ S24 E5
FGR=[YR=2013] S6 E11 S6 E16 N12 W27 $ E41 N24 $ PTR= E15
FUS=[YR=1998] E46 S24 W14 FOP=[YR=1998] S12 W16 N12 E16 $ W32
N24 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,625.00	SF	6.50	6.50	100	1985	1985	3	44	4,648	

LAND DESCRIPTION

TOTAL OB/XF 4,648

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	0008	RSF-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS