

HOFFMAN STEPHEN E & JEANETTE D
97045 BELLEVILLE LANE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100
GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100
PLYWOOD 50

Interior Wall Interior Floo05DRYWALL 50
CARPET 80

Interior Floo Air Condition08SHT VINYL 20
CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
3 100
2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,85410019931,854172,898

FGR69055199338035,438

FSP48040199319217,906

UOP442019939839

TOTALS3,0682,435227,081

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,435119.5600119.56291,129197819980022.0078.00

1 SINGLE FAM - 100% - 0Heated Area: 1854HX Base Yr 1988

The diagram illustrates the building's layout and various adjustment zones. The main building area is labeled BAS 1993. Other zones include FGR 1993, UOP 1993, and FSP 1993. Dimensions are provided for each section.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

227,08136,196122,400385,677185,60550,722134,883385,6770360,611

PERMIT NUMDESCRIPTIONAMTISSUED

B2010977FOUNDATION REPAIR11,38611/01/2020

R13100RE-ROOF11,98008/01/2012

006753CHNGE SRVC003/01/2000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CDPRICE

0505/066512/01/1986WDQI75,000

GRANTOR:

GRANTEE:

0137/040312/22/1972WDQI19,500

GRANTOR:COUTURE ROBERT E & YV

GRANTEE:HIRST NEAL A & DEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FSP=[YR=1993] N20 W24 S20 E24\$ W24 S29
FGR=[YR=1993] S30 E23 N26 UOP=[YR=1993] E11 N4 W11 S4 \$ N4
W23 \$ E34 S4 E14 N4 E14 N29\$.

EXTRA FEATURES

97045 BELLEVILLE LN, YULEE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01002624624.00SF6.506.50100198019803301,217

20500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803441,540

30861POOL GUNIT01001835630.00SF85.0085.001001986198632010,710

40845KOOL DECK0100001,120.00SF7.257.25100198619863473,816

50911SCRN RM A010035501,750.00SF17.5017.50100198619863206,125

61242WD DECK A01002010200.00SF10.0010.0010020012001320400

70300BOAT DCK W0100001,012.00SF40.0040.001002001200132811,334

80311WD GANG WY01000016.00SF22.5022.501002001200132072

90317DCK PLNG W0100002.00UT1,000.001,000.0010020012001320400

100303FLT DOCK W010010880.00SF26.0026.0010020012001328582

LAND DESCRIPTIONTOTAL OB/XF36,196

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000008RSF-10.000.001.44AC1.001.001.0085,000.0085,000.00122,400

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.44Total Land Value: 122,400Market: 0Agricultural: 0Common: 122,400PRINTED 07/30/2025 BY SYS