IN OR 2391/1260

LANE MATTHEW C/SULLIVAN KAYLA M
97080 BELLEVILLE LANE
YULEE, FL 32097

2025

42-3N-28-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

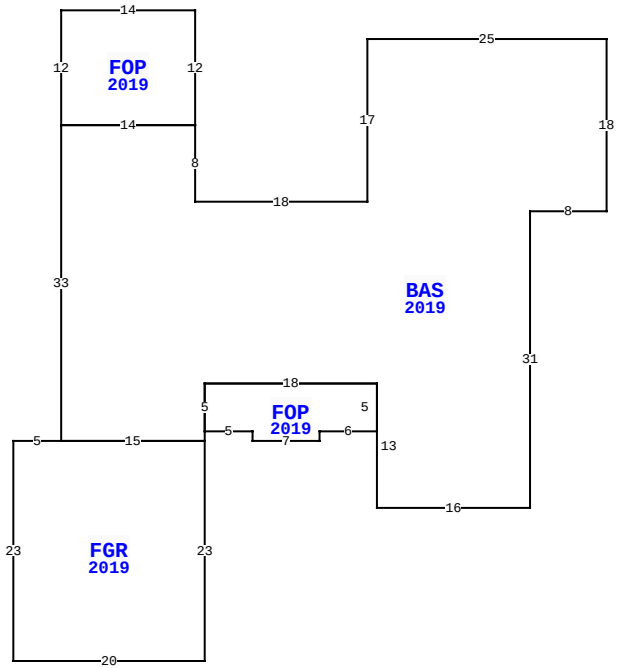
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,774	100	2019	1,774	280,041
FGR	460	55	2019	253	39,938
FOP	97	30	2019	29	4,578
FOP	168	30	2019	50	7,893
TOTALS	2,499			2,106	332,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,106	122.0296	161.08	339,234	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 1774 HX Base Yr 2021



97080 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		332,449
TOTAL MARKET OB/XF VALUE		2,799
TOTAL LAND VALUE - MARKET		69,062
TOTAL MARKET VALUE		404,310
SOH/AGL Deduction		123,174
ASSESSED VALUE		281,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,414
TOTAL JUST VALUE		404,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013073	CO ISSUED	0	12/31/2019
B1905246	NEW CONSTR	246,017	05/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/1260	9/11/2020	WD	Q	I	01	290,000
GRANTOR: JOHNSON KEVIN W & CYN						
GRANTEE: LANE MATTHEW C & KA						
2336/1001	1/27/2020	WD	U	I	30	190,000
GRANTOR: JOHNSON JEAN A						
GRANTEE: JOHNSON KEVIN W & C						

BUILDING NOTES

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	36	3	108.00	SF	6.50	6.50	100	2019	2019	3	97	681	
2	0810	CONCRETE A	0	100	16	21	336.00	SF	6.50	6.50	100	2019	2019	3	97	2,118	

BUILDING DIMENSIONS

BAS=[YR=2019] W25 S17 W18 N8 FOP=[YR=2019] N12 W14 S12 E14$ W14 S33 FGR=[YR=2019] W5 S23 E20 N23 W15$ E15 N1 FOP=[YR=2019] E5 S1 E7 N1 E6 N5 W18 S5$ N5 E18 S13 E16 N31 E8 N18$.

LAND DESCRIPTION

TOTAL OB/XF 2,799

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	0.65	AC		1.00	1.00	1.25	85,000.00	106,250.00	69,062							

REVIEW DATE 12/20/2019 BY KW Total Acres: 0.65 Total Land Value: 69,062 Market: 0 Agricultural: 0 Common: 69,062 PRINTED 07/30/2025 BY SYS