PT OF SEC 43-3N-28E
IN OR 2630/1585 &
PT OR 1262/719 BEING TRACT "A"

HINOJOS ERIC DAVID & KATHRYN ELISE
97033 BELL LAGOON DR
YULEE, FL 32097

2025

43-3N-28-0000-0017-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

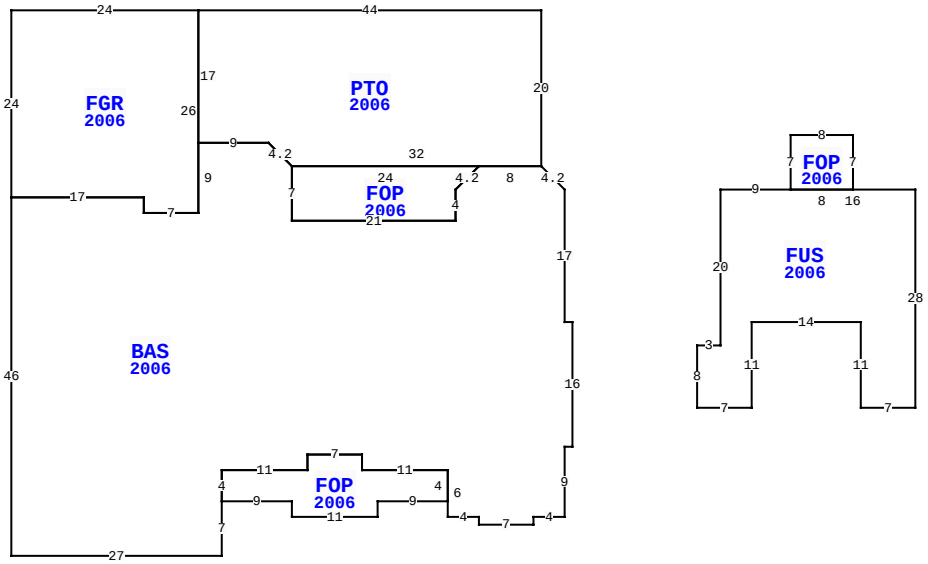
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,931	100	2006	2,931	454,760
FGR	590	55	2006	324	50,270
FOP	56	30	2006	17	2,638
FOP	152	30	2006	46	7,137
FOP	152	30	2006	46	7,137
FUS	570	100	2006	570	88,438
PTO	849	5	2006	42	6,517
TOTALS	5,300			3,976	616,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,976	107.9100	170.50	677,908	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2024 Heated Area: 3501 HX Base Yr 2024



97033 BELL LAGOON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		616,896
TOTAL MARKET OB/XF VALUE		14,242
TOTAL LAND VALUE - MARKET		227,550
TOTAL MARKET VALUE		858,688
SOH/AGL Deduction		124,621
ASSESSED VALUE		734,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		683,345
TOTAL JUST VALUE		858,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250004471	BUILD INGROUND PO	142,830	04/28/2025
M10393	MECH OTHER	0	09/01/2005
C15561	CO ISSUED	245,263	07/01/2005
E15307	ELEC OTHER	2,000	07/01/2005
R07871	REPAIR/RRF	2,000	07/01/2005
B15561	NEW CONSTR	245,263	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1585	4/11/2023	WD	Q	I	01	899,000
GRANTOR: GILMORE DAVID J & LOR						
GRANTEE: HINOJOS ERIC DAVID						
2272/1722	5/07/2019	TX	U	V	11	24,600
GRANTOR: TAX COLLECTOR						
GRANTEE: GILMORE LORA D & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 PTO=[YR=2006] N20 W44 FGR=[YR=2006] W24 S24 E17 S2 E7 N26$ S17 E9 D3 R3 FOP=[YR=2006] S7 E21 N4 U3 R3 W24$ E32$ W8 D3 L3 S4 W21 N7 U3 L3 W9 S9 W7 N2 W17 S46 E27 N7 FOP=[YR=2006] E9 S2 E11 N2 E9 N4 W11 N2 W7 S2 W11 S4$ N4 E11 N2 E7 S2 E11 S6 E4 S1 E7 N1 E4 N9 E1 N16 W1 N17$ PTR= E20 FUS=[YR=2006] E9 FOP=[YR=2006] N7 E8 S7 W8$ E16 S28 W7 N11 W14 S11 W7 N8 E3 N20$ W20$.

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	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,072.00	SF	4.00	4.00	100	2006	2006	3	86	7,128	
3	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	2006	2006	3	40	1,600	
4	1242	WD DECK A	0	100	0	0	774.00	SF	10.00	10.00	100	2008	2008	3	31	2,399	

LAND DESCRIPTION

TOTAL OB/XF 14,242

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		RSF-1	0.00	0.00	2.81	AC		1.00	1.00	1.00	80,000.00	80,000.00	224,800							
2	009530	C	POND	100		RSF-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							
3	009630	C	SWAMP	100		RSF-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	500.00	500.00	875							

REVIEW DATE 03/17/2021 BY KWA Total Acres: 5.31 Total Land Value: 227,550 Market: 0 Agricultural: 0 Common: 227,550 PRINTED 07/30/2025 BY SYS