LOT 2
BELL LAGOON REPLAT OF A
PORTION OF CHESTER MEADOWS

BENNETT JARROD THOMAS & JULIE MARIE
97037 BELL LAGOON DRIVE
YULEE, FL 32097

2025

43-3N-28-0118-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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		1 100
Quality	05	Quality Level 05

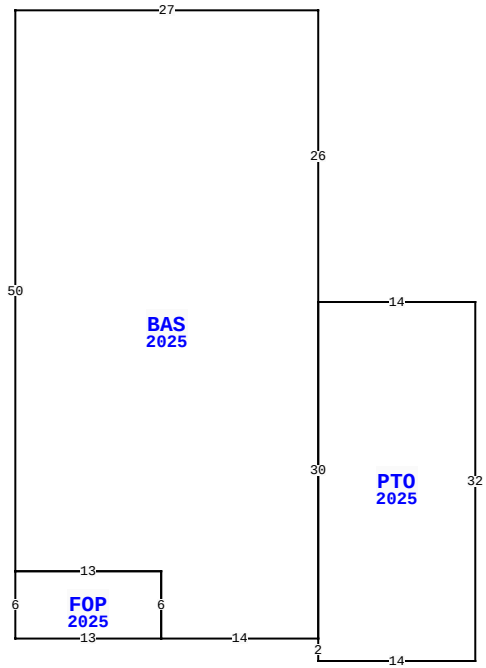
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2025	1,434	166,810
FOP	78	30	2025	23	2,676
PTO	448	5	2025	22	2,559
TOTALS	1,960			1,479	172,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,479	138.2400	117.50	173,782	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2025 Heated Area: 1434 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

96909 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	172,044
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	297,044
SOH/AGL Deduction	42,500
ASSESSED VALUE	254,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,544
TOTAL JUST VALUE	297,044
NCON VALUE	172,044
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010011	INSTALL "ON-FRAME	0	08/29/2024
B240005884	"ON-FRAME" DW MOD	0	05/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0627	3/27/2023	WD	Q	V	02	85,000
GRANTOR: MCAFEE JOHNNY L REV T						
GRANTEE: BENNETT JARROD THOM						
2289/1301	6/11/2019	WD	U	V	11	100
GRANTOR: MCAFEE JOHNNY L REV T						
GRANTEE: MCAFEE JOHNNY L REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E27 S26 S30 W14 N6 W13 N50 $
FOP=[YR=2025;ORIG=30,60] E13 S6 W13 N6 $
PTO=[YR=2025;ORIG=57,36] E14 S32 W14 N2 N30 $
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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
1	000134	C	RES POND	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/16/2024 BY NW Total Acres: 0.56 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS