LOT 4
BELLS RIVER EST #2 PB 7/31

GERMANO RICHARD & REGINNA
97275 BLACKBEARDS WAY
YULEE, FL 32097

2026

37-3N-27-0135-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

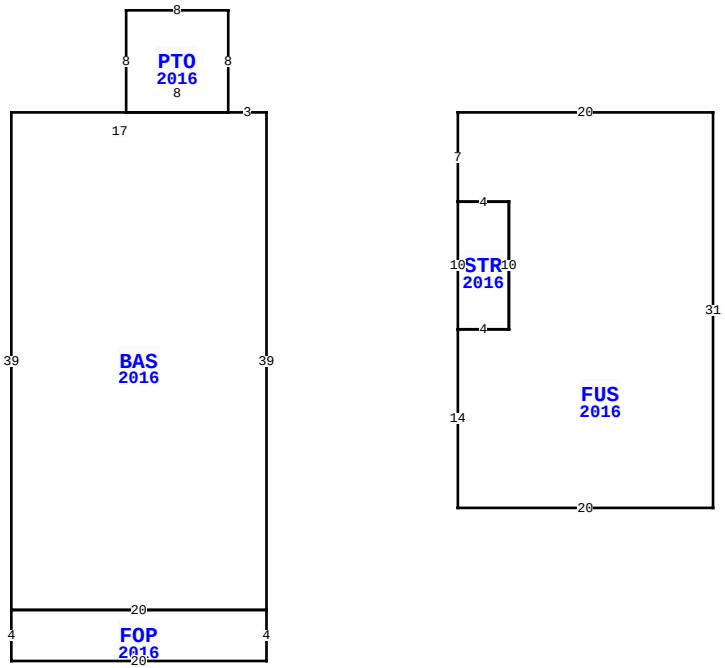
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4037.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2016	780	85,858
FOP	80	30	2016	24	2,642
FUS	580	100	2016	580	63,843
PTO	64	5	2016	3	330
STR	40	10	2016	4	441
TOTALS	1,544			1,391	153,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,391	109.2000	114.66	159,492	2016	2016	0	0	0	4.00	96.00

1 TOWNHOUSE 0% - 2023 Heated Area: 1360 HX Base Yr



87239 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,112
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	193,112
SOH/AGL Deduction	0
ASSESSED VALUE	193,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,112
TOTAL JUST VALUE	193,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125112	CO ISSUED	0	01/17/2017
E24971	NEW CONSTR	0	04/01/2012
M16728	H/AC	0	12/01/2011
B25112	NEW CONSTR	867,810	09/01/2011
P14968	NEW CONSTR	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0161	9/06/2022	WD	Q	I	02	215,000
GRANTOR: BLEVINS BRITTANY K F/						
GRANTEE: GERMANO RICHARD & R						
2116/1531	4/28/2017	WD	Q	I	01	125,000
GRANTOR: GIBBS MICHAEL L						
GRANTEE: ROSS BRITTANY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 PTO=[YR=2016] N8 W8 S8 E8$ W17 S39 FOP=[YR=2016] S4 E20 N4 W20$ E20 N39$ PTR= E15 FUS=[YR=2016] E20 S31 W20 N14 STR=[YR=2016] N10 E4 S10 W4$ E4 N10 W4 N7$ 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

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	000310	C	TOWNHOUSE	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS