LOT 11
BELLS RIVER EST #2 PB 7/31

MOREIRA JAMIE LYNN
87275 LENTS RD
YULEE, FL 32097

**2026**

**37-3N-27-0135-0011-0000**

## BUILDING CHARACTERISTICS

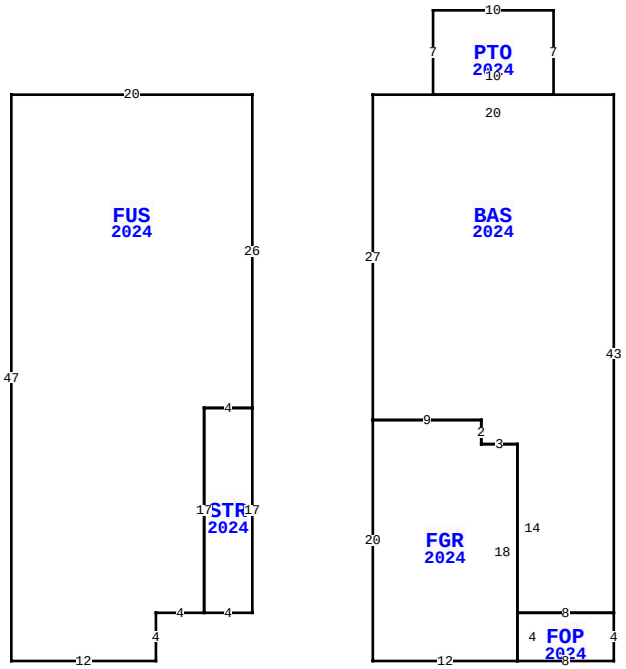
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 674 | 100 | 2024 | 674 | 75,924 |
| FGR | 234 | 55 | 2024 | 129 | 14,532 |
| FOP | 32 | 30 | 2024 | 10 | 1,126 |
| FUS | 840 | 100 | 2024 | 840 | 94,623 |
| PTO | 70 | 5 | 2024 | 4 | 451 |
| STR | 68 | 10 | 2024 | 7 | 789 |
| TOTALS | 1,918 | | | 1,664 | 187,443 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,664 | 110.6000 | 116.13 | 193,240 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 TOWNHOUSE 100% - 2026 Heated Area: 1514 HX Base Yr 2026




87275 LENTS RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 187,443 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 227,443 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 227,443 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 176,032 |
| TOTAL JUST VALUE | | 227,443 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 237,570 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2791/1061 | 5/30/2025 | WD | Q | I | 01 | 270,000 |
| GRANTOR: DICKINSON EMILY C | | | | | | |
| GRANTEE: MOREIRA JAMIE LYNN | | | | | | |
| 2355/1282 | 4/15/2020 | TD | Q | I | 01 | 179,900 |
| GRANTOR: FLORIDA LAND TRUST NO | | | | | | |
| GRANTEE: MOORE EMILY C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-40,-15] W20 S47 E12 N4 E4 N17 E4 N26 $
BAS=[YR=2024;ORIG=-10,-15] W20 S27 E9 S2 E3 S14 E8 N43 $
FGR=[YR=2024;ORIG=-21,14] N2 W9 S20 E12 N18 W3 $
PTO=[YR=2024;ORIG=-15,-22] W10 S7 E10 N7 $
STR=[YR=2024;ORIG=-40,11] W4 S17 E4 N17 $
FOP=[YR=2024;ORIG=-10,28] W8 S4 E8 N4 $

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 100 | 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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS