LOT 1
BELLS RIVER ESTATES #3
PB 7/116

DANIEL JOHN FRANKLIN III
87224 LENTS RD
YULEE, FL 32097

2026

37-3N-27-0136-0001-0000

BUILDING CHARACTERISTICS

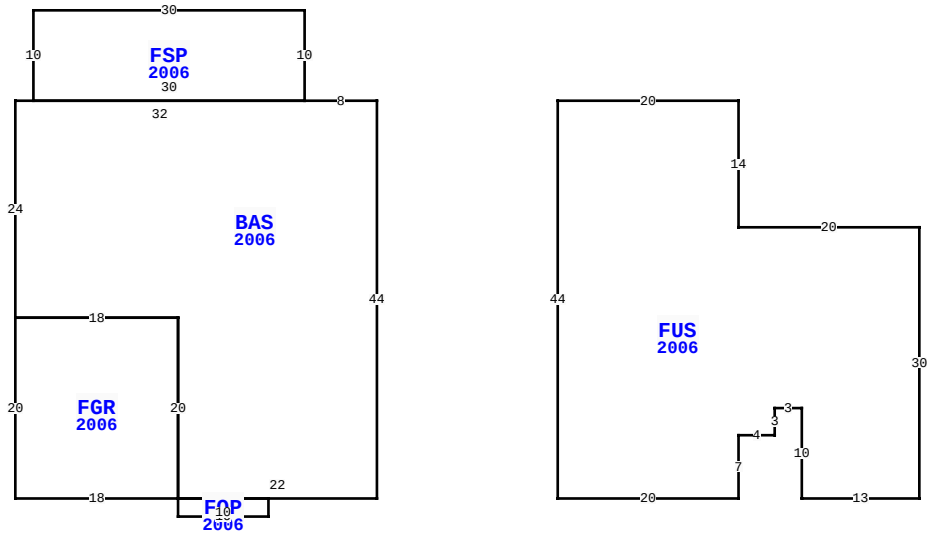
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	4062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2006	1,400	134,999
FGR	360	55	2006	198	19,093
FOP	20	30	2006	6	578
FSP	300	40	2006	120	11,571
FUS	1,422	100	2006	1,422	137,120
TOTALS	3,502			3,146	303,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,146	101.4760	106.55	335,206	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2024 Heated Area: 2822 HX Base Yr 2024



87224 LENTS RD, YULEE

BLD DATE	01/08/2007	JM	LGL DATE	
XF DATE	01/08/2007	JM	LAND DATE	04/08/2026 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		303,361
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		368,361
SOH/AGL Deduction		23,680
ASSESSED VALUE		344,681
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,270
TOTAL JUST VALUE		368,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17953	CO ISSUED	0	06/01/2006
M0611637	H/AC	0	06/01/2006
B0617953	NEW CONSTR	197,926	06/01/2006
E0617479	ELEC OTHER	2,000	06/01/2006
P0611217	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/665	4/17/2023	WD	Q	I	01	410,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DANIEL JOHN FRANKLI						
2575/0553	6/29/2022	WD	U	I	37	431,400
GRANTOR: LOEHMER CHRISTOPHER L						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W8FSP=[YR=2006] N10 W30 S10 E30$ W32 S24FGR=[YR=2006] S20 E18 N20 W18 $ E18 S20 FOP=[YR=2006] S2 E10 N2 W10$ E22 N44$ PTR=E20 FUS=[YR=2006] E20 S14 E20 S30 W13 N10 W3 S3 W4 S7 W20 N44$ 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

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS