LOT 5
BELLS RIVER ESTATES #3
PB 7/116

MANNS HERMAN B
87304 LENTS RD
YULEE, FL 32097

**2026**

**37-3N-27-0136-0005-0000**

## BUILDING CHARACTERISTICS

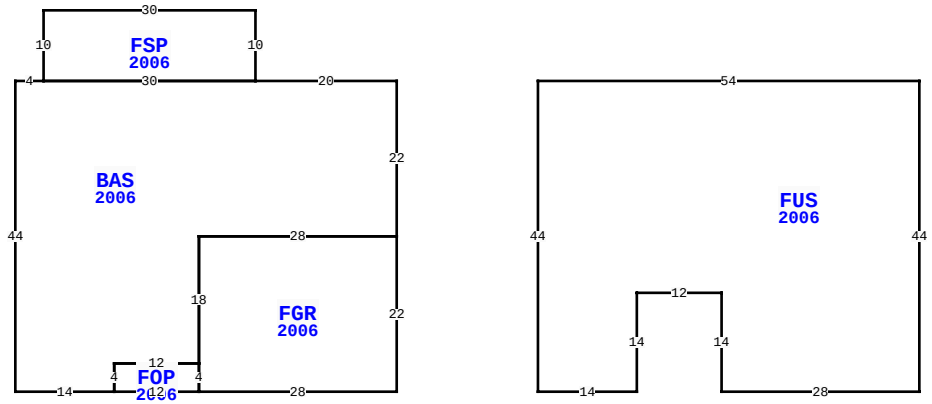
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4.5 100 |
| 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 | 4062.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,712 | 100 | 2006 | 1,712 | 159,057 |
| FGR | 616 | 55 | 2006 | 339 | 31,496 |
| FOP | 48 | 30 | 2006 | 14 | 1,300 |
| FSP | 300 | 40 | 2006 | 120 | 11,149 |
| FUS | 2,208 | 100 | 2006 | 2,208 | 205,139 |
| TOTALS | 4,884 | | | 4,393 | 408,141 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,393 | 97.7680 | 102.66 | 450,985 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SINGLE FAM 100% - 2022 Heated Area: 3920 HX Base Yr




87304 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 | | 408,141 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 473,141 |
| SOH/AGL Deduction | | 451 |
| ASSESSED VALUE | | 472,690 |
| TOTAL EXEMPTION VALUE | 13 | 472,690 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 473,141 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 485,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C0617954 | CO ISSUED | 284,452 | 06/01/2006 |
| B0617954 | NEW CONSTR | 284,452 | 06/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2430/0500 | 2/01/2021 | WD | Q | I | 01 | 402,000 |
| GRANTOR: COCKLIN CANDICE R HAL | | | | | | |
| GRANTEE: MANNS HERMAN B | | | | | | |
| 2010/0561 | 10/19/2015 | SW | U | I | 12 | 221,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: HALLACK STEVEN MICH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=20,0] E54 S44 W28 N14 W12 S14 W14 N44 $
BAS=[YR=2006;ORIG=0,0] W20 W30 W4 S44 E14 N4 E12 N18 E28 N22 $
FGR=[YR=2006;ORIG=-28,40] S4 E28 N22 W28 S18 $
FSP=[YR=2006;ORIG=-20,-0] N10 W30 S10 E30 $
FOP=[YR=2006;ORIG=-40,44] E12 N4 W12 S4 $
PTR=[ORIG=0,0] E20 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 | 000100 | C | RES | 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