

LOT 6  
BELLS RIVER ESTATES #3  
PB 7/116

KINGSBERRY JESSE/SHIVERS CANDIS  
97014 YORKSHIRE DRIVE  
YULEE, FL 32097

2026

37-3N-27-0136-0006-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                          |                  |                      | MARKET ADJUSTMENTS        |                |                |             |                |           |           |             |         |             |                   |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|------------------|----------------------|---------------------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|-------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                     | MDL              | EFF. AREA            | TOT ADJ PTS               | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 16               | WD FR STUC 50  | 0100                     | 01               | 4,336                | 96.3600                   | 101.18         | 438,716        | 2013        | 2013           | 0         | 0         | 0           | 6.00    | 94.00       | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 17               | CB STUCCO 50   | 1 SINGLE FAM 100% - 2026 |                  |                      |                           |                |                |             |                |           |           |             |         |             | Heated Area: 3920 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                             | 03               | GABLE/HIP 100  |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             | HX Base Yr        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 13               | LVT/LAMNT 50   |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 14               | CARPET 50      |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 6                | 100            |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 4.5              | 100            |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 03               | MASONRY 100    |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 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            | 2013                     | 1,712            | 162,827              |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                        | 616              | 55             | 2013                     | 339              | 32,242               |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 256              | 30             | 2013                     | 77               | 7,324                |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                        | 2,208            | 100            | 2013                     | 2,208            | 210,001              |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 4,792                    |                  | 4,336                | 412,393                   |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                          |                  |                      | 97014 YORKSHIRE DR, YULEE |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0860             | POOL/SPA       | 0                        | 100              | 0                    | 0                         | 1.00           | UT             | 50,000.00   | 50,000.00      | 100       | 2024      | 2023        | 04      | 100         | 50,000            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0911             | SCRN RM A      | 0                        | 100              | 0                    | 0                         | 1,230.00       | SF             | 18.00       | 18.00          | 100       | 2024      | 2023        |         | 93          | 20,590            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 70,590                                                                                                                         |                  |                |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP              | R D                  | LOC ZONE                  | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT 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 11/30/2023 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS |                  |                |                          |                  |                      |                           |                |                |             |                |           |           |             |         |             |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |