LOT 15
BELLS RIVER ESTATES #3
PB 7/116

KONDRATYUK RUSLAN & IRINA
97172 YORKSHIRE DR
YULEE, FL 32097

2026

37-3N-27-0136-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	01	Quality Level 01

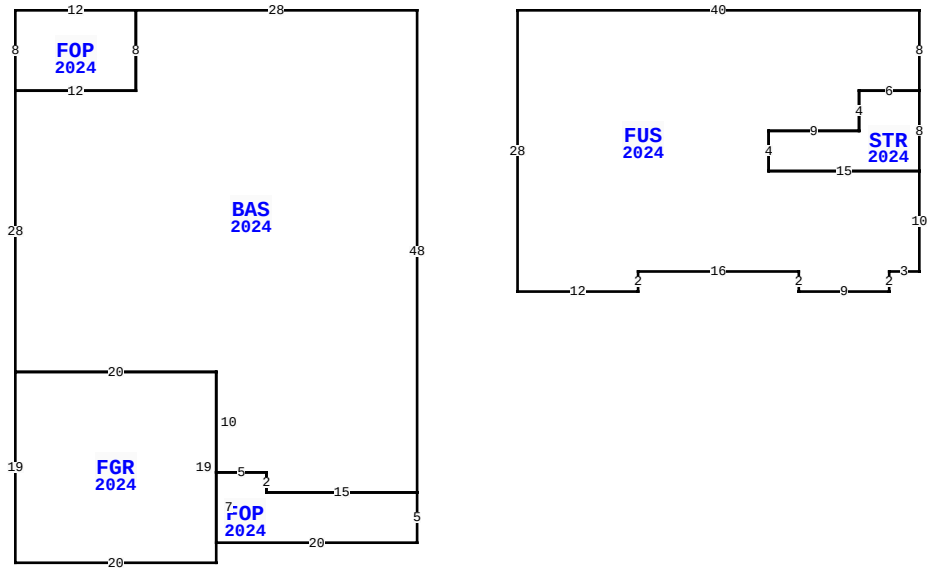
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	2024	1,574	207,183
FGR	380	55	2024	209	27,511
FOP	96	30	2024	29	3,817
FOP	110	30	2024	33	4,344
FUS	998	100	2024	998	131,365
STR	84	10	2024	8	1,053
TOTALS	3,242			2,851	375,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,851	95.1750	132.29	377,159	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2572 HX Base Yr 2024



97172 YORKSHIRE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,273
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		450,273
SOH/AGL Deduction		16,517
ASSESSED VALUE		433,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		382,345
TOTAL JUST VALUE		450,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013136	CO ISSUED		10/12/2023
22018074	NEW CONSTR	452,557	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/345	11/01/2023	WD	U	I	11	100
GRANTOR: BRE SUB II LLC						
GRANTEE: KONDRATYUK RUSLAN &						
2677/425	11/01/2023	WD	Q	I	01	475,000
GRANTOR: BRE SUB II LLC						
GRANTEE: KONDRAYTUK RUSLAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,18] E12 N8 E28 S48 W15 N2 W5 N10 W20 N28 $
FOP=[YR=2024;ORIG=22,10] W12 S8 E12 N8 $
FGR=[YR=2024;ORIG=10,46] E20 S19 W20 N19 $
FOP=[YR=2024;ORIG=50,58] W15 N2 W5 S7 E20 N5 $
FUS=[YR=2024;ORIG=60,10] E40 S8 W6 S4 W9 S4 E15 S10 W3 S2 W9 N2 W16 S2 W12 N28 $
STR=[YR=2024;ORIG=100,18] W6 S4 W9 S4 E15 N8 $
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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	000116	C	RES MARSH	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/30/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS