LOT 26
IN OR 2183/197
BELLS RIVER ESTATES #3

DYAL STEVEN & ASHLEY
97041 OVERTON CT
YULEE, FL 32097

2026

37-3N-27-0136-0026-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

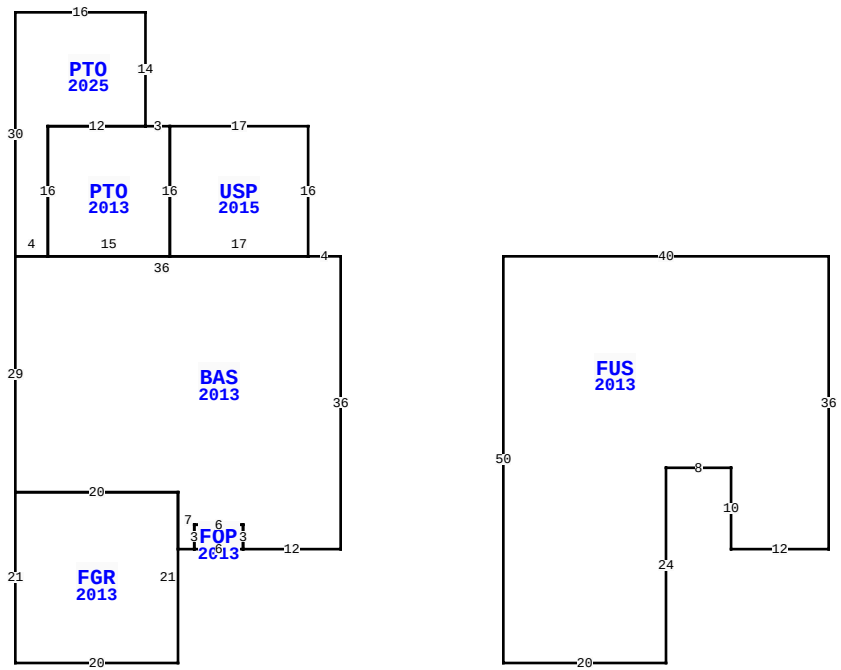
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	2013	1,282	131,197
FGR	420	55	2013	231	23,640
FOP	18	30	2013	5	511
FUS	1,640	100	2013	1,640	167,834
PTO	240	5	2013	12	1,228
PTO	288	5	2025	14	1,433
USP	272	30	2015	82	8,391
TOTALS	4,160			3,266	334,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,266	103.6840	108.87	355,569	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 0 Heated Area: 2922 HX Base Yr



97041 OVERTON CT, 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	334,235
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	399,235
SOH/AGL Deduction	29,862
ASSESSED VALUE	369,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,373
TOTAL JUST VALUE	399,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531253	SCRM	5,312	10/01/2015
B1326810	CO ISSUED	1	04/23/2013
B1326810	SFR	324,568	01/01/2013
P1316347	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0197	3/09/2018	WD	Q	I	01	262,000
GRANTOR: EDWARDS DENNIS M & DE						
GRANTEE: DYAL STEVEN & ASHLE						
1855/0509	4/29/2013	WD	Q	I	02	176,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: EDWARDS DENNIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=20,0] E40 S36 W12 N10 W8 S24 W20 N50 $
BAS=[YR=2013;ORIG=0,0] W4 W36 S29 E20 S7 E2 N3 E6 S3 E12 N36 $
FGR=[YR=2013;ORIG=-40,29] S21 E20 N21 W20 $
USP=[YR=2015;ORIG=-4,0] N16 W17 S16 E17 $
PTO=[YR=2013;ORIG=-21,-16] W3 W12 S16 E15 N16 $
FOP=[YR=2013;ORIG=-18,36] E6 N3 W6 S3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2025;ORIG=-40,0] E4 N16 E12 N14 W16 S30 $
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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	000100	C	RES	0	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