LOT 36
BELLS RIVER ESTATES #3
PB 7/116

GREENWELL DEVON C/KEENAN-GREENWELL KAITLIN S
97042 HUNTINGTON COURT
YULEE, FL 32097

2026

37-3N-27-0136-0036-0000

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		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

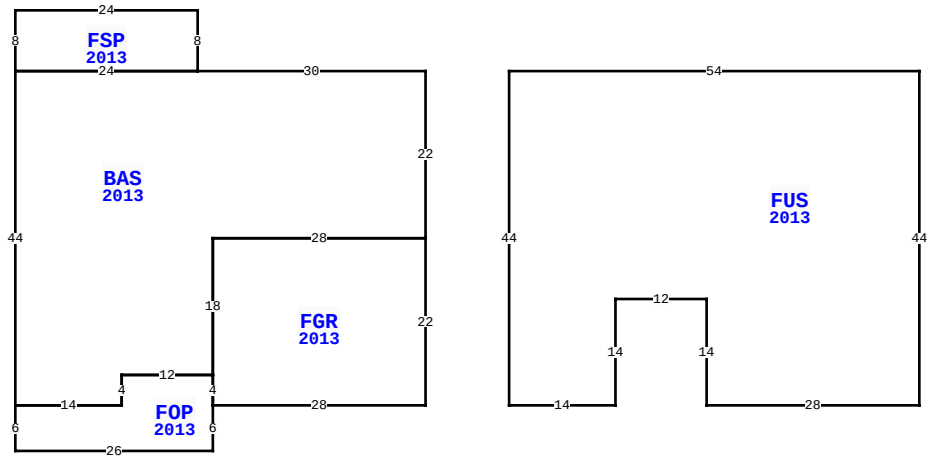
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2013	1,712	162,521
FGR	616	55	2013	339	32,182
FOP	204	30	2013	61	5,790
FSP	192	40	2013	77	7,309
FUS	2,208	100	2013	2,208	209,607
TOTALS	4,932			4,397	417,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,397	96.1840	100.99	444,053	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 3920 HX Base Yr 2023



97042 HUNTINGTON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		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		417,410
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		482,410
SOH/AGL Deduction		37,794
ASSESSED VALUE		444,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		393,205
TOTAL JUST VALUE		482,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO2013	CO	0	03/01/2013
M1317839	H/AC	5,085	01/01/2013
E25702	NEW CONSTR	0	12/01/2012
B1226707	NEW CONSTR	449,572	12/01/2012
P1216280	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0384	11/22/2022	WD	Q	I	01	490,000
GRANTOR: MURPHY DAVID & INETHA						
GRANTEE: GREENWELL DEVON & K						
2221/1554	9/06/2018	WD	Q	I	01	280,000
GRANTOR: MCRAE TINA M & JOHNNY						
GRANTEE: MURPHY DAVID & INET						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=11,0] E54 S44 W28 N14 W12 S14 W14 N44 $
BAS=[YR=2013;ORIG=0,0] W30 W24 S44 E14 N4 E12 N18 E28 N22 $
FGR=[YR=2013;ORIG=-28,44] E28 N22 W28 S18 S4 $
FSP=[YR=2013;ORIG=-30,0] N8 W24 S8 E24 $
FOP=[YR=2013;ORIG=-54,44] S6 E26 N6 N4 W12 S4 W14 $
.

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