

LOT 38
IN OR 1820/10
BELLS RIVER ESTATES #3

IBEABUCHI NNAEMEKA H
97066 HUNTINGTON CT
YULEE, FL 32097

2026

37-3N-27-0136-0038-0000



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	4,369	100.0560	105.06	459,007	2012	2012	0	0	0	6.50	93.50	VALUATION SUMMARY																									
Exterior Wall	17	CB STUCCO 50	1 SINGLE FAM 100% - 2024													Heated Area: 3920													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													429,172												
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE													62,685												
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET													65,000												
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE													556,857																									
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction													38,037																									
Bedrooms	02	WOOD FRAME 100	ASSESSED VALUE													518,820																									
Bathrooms	2.	2. 100	TOTAL EXEMPTION VALUE													13 518,820																									
Units	00	NONE 100	BASE TAXABLE VALUE													0																									
Occupancy	00	NONE 100	TOTAL JUST VALUE													556,857																									
Quality	03	Quality Level 03	NCON VALUE													0																									
DOR CODE	0100	SINGLE FAMILY	INCOME VALUE													PREVIOUS YEAR MKT VALUE													527,693												
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	2012	1,712	168,172																																				
FGR	616	55	2012	339	33,300																																				
FOP	256	30	2012	77	7,564																																				
FUS	2,208	100	2012	2,208	216,894																																				
UOP	164	20	2018	33	3,242																																				
TOTALS	4,956			4,369	429,172																																				
EXTRA FEATURES						97066 HUNTINGTON CT, 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																									
3	0911	SCRN RM A	0	100	0	0			18.00	100	2018	2018	3	74	15,185																										
4	0860	POOL/SPA	0	100	0	0			50,000.00	100	2018	2018	04	95	47,500																										
TOTAL OB/XF																		62,685																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS																																									