LOT 40
BELLS RIVER ESTATES #3
PB 7/116

SOLOMON PERRY J & JESSIE M
97055 HUNTINGTON CT
YULEE, FL 32097

2026

37-3N-27-0136-0040-0000

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		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

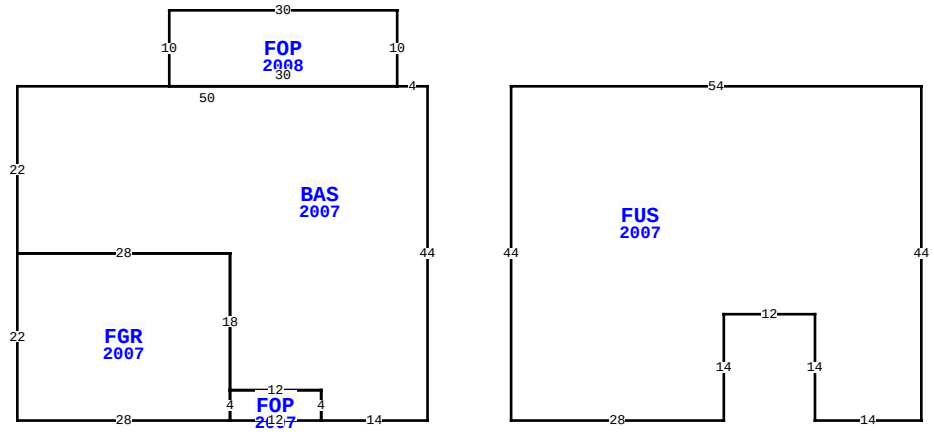
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2007	1,712	163,675
FGR	616	55	2007	339	32,410
FOP	48	30	2007	14	1,339
FOP	300	30	2008	90	8,604
FUS	2,208	100	2007	2,208	211,095
TOTALS	4,884			4,363	417,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,363	100.0560	105.06	458,377	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 3920 HX Base Yr 2022



97055 HUNTINGTON CT, YULEE

BLD DATE	04/12/2012 KK	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		417,123
TOTAL MARKET OB/XF VALUE		49,790
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		531,913
SOH/AGL Deduction		106,644
ASSESSED VALUE		425,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,858
TOTAL JUST VALUE		531,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22299	ADDITION	14,863	02/01/2009
B21583	SWIM POOL	28,000	06/01/2008
C20199	NEW CONSTR	0	07/01/2007
B20199	NEW CONSTR	320,430	07/01/2007
E19640	ELEC OTHER	2,000	07/01/2007
M13114	MECH OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1933	7/17/2020	WD	Q	I	01	360,000
GRANTOR: WILLIAMS ARTHUR D II						
GRANTEE: SOLOMON PERRY J & J						
1534/1321	11/07/2007	WD	Q	I		300,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: WILLIAMS ARTHUR D I						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=11,0] E54 S44 W14 N14 W12 S14 W28 N44 $
BAS=[YR=2007;ORIG=0,0] W4 W50 S22 E28 S18 E12 S4 E14 N44 $
FGR=[YR=2007;ORIG=-54,22] S22 E28 N4 N18 W28 $
FOP=[YR=2008;ORIG=-4,0] N10 W30 S10 E30 $
FOP=[YR=2007;ORIG=-26,44] E12 N4 W12 S4 $
.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
5	0911	SCRN RM A	0	100	50	30	1,500.00	SF	18.00	18.00	100	2008	2008	3	27	7,290	

LAND DESCRIPTION

TOTAL OB/XF 49,790

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