

PT OF LOT 3
THIGPEN SURVEY DBK 39/356
(EX PT IN OR 2837/676 & OR 2837/

BEAUDOIN JOSEPH & ELIZABETH
87156 LENTS ROAD
YULEE, FL 32097

2026

37-3N-27-4680-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	158,201
DCK	136	10	1993	14	1,420
DCK	344	10	1993	34	3,448
FSP	192	40	1993	77	7,809
FUS	1,020	100	1993	1,020	103,439
UOP	256	20	1993	51	5,172
UOP	256	20	1993	51	5,172
UOP	312	20	1993	62	6,288

TOTALS 4,076 2,869 290,947

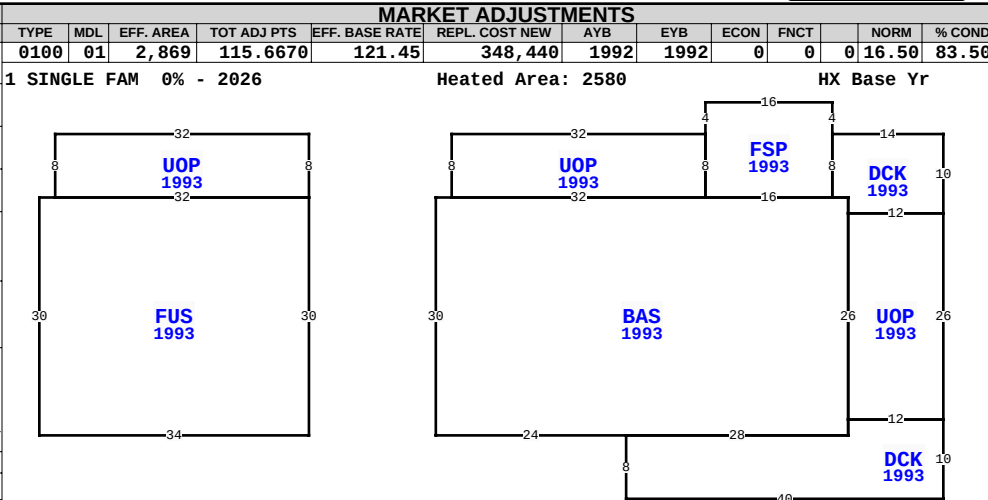
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
2	0202	BARN WD 30	0	0	36	30	1,080.00	SF	15.00	15.00	100	2025	2008		44	7,128	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	90,000.00	90,000.00	228,600							
2	009630	C	SWAMP	0					2.66	AC		1.00	1.00	1.00	500.00	500.00	1,330							

REVIEW DATE 12/16/2025 BY KW



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

87156 LENTS RD, YULEE 03/25/2026 MLU

TOTAL OB/XF 9,508																
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TOTAL OB/XF 9,508																
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Total Acres: 5.20 Total Land Value: 229,930 Market: 0 Agricultural: 0 Common: 229,930

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,029
TOTAL MARKET OB/XF VALUE		9,508
TOTAL LAND VALUE - MARKET		229,930
TOTAL MARKET VALUE		547,467
SOH/AGL Deduction		0
ASSESSED VALUE		547,467
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		547,467
TOTAL JUST VALUE		547,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001623	REPAIR/RRF	3,200	03/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2837/684	12/22/2025	WD	Q	I	01	650,000

GRANTOR: WELLINGTON LIVING TRU

GRANTEE: BEAUDOIN JOSEPH & E

1725/1633 12/06/2010 WD U I 30 100

GRANTOR: WELLINGTON DONNA C &
GRANTEE: WELLINGTON DONNA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-62,8] W2 S30 E24 E28 N2 N26 N2 W2 W16 W32 \$
FUS=[YR=1993;ORIG=-114,8] E2 E32 S30 W34 N30 \$
UOP=[YR=1993;ORIG=0,10] W12 S26 E12 N26 \$
DCK=[YR=1993;ORIG=0,36] W12 S2 W28 S8 E40 N10 \$
UOP=[YR=1993;ORIG=-30,0] W32 S8 E32 N8 \$
UOP=[YR=1993;ORIG=-112,8] N8 E32 S8 W32 \$
FSP=[YR=1993;ORIG=-14,0] N4 W16 S4 S8 E16 N8 \$
DCK=[YR=1993;ORIG=-14,8] E2 S2 E12 N10 W14 S8 \$
PTR=[ORIG=0,0] E15 W15 \$

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