

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										15 CONC BLOCK 90										0100									
Exterior Wall										17 CB STUCCO 10										01									
Roof Structure										03 GABLE/HIP 100										103.2720									
Roof Cover										12 MODULAR MT 100										108.44									
Interior Wall										05 DRYWALL 100										152,792									
Interior Floor										13 LVT/LAMNT 70										1975									
Interior Floor										14 CARPET 30										1995									
Air Condition										03 CENTRAL 100										0									
Heating Type										04 AIR DUCTED 100										0									
Bedrooms										3 100										0									
Bathrooms										1 100										0									
Frame										03 MASONRY 100										0									
Stories										1. 100										0									
Units										0 100										0									
BUD8 Adjustme										04 DIST 01 100										0									
Occupancy										00 NONE 100										0									
Quality										03 Quality Level 03										0									
DOR CODE										0100 SINGLE FAMILY										0									
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4031.00										0									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										960										100									
FOP										56										30									
SFB										540										80									
TOTALS										1,556										1,409									
EXTRA FEATURES										87363 BELL RIVER EST RD, YULEE										129,873									
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										BLD DATE									
XF DATE										LGL DATE										LAND DATE									
INC DATE										AG DATE										03/25/2026									
MLU										0										17,855									
LAND DESCRIPTION										TOTAL OB/XF										17,855									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPTH FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV										0										0									
REVIEW DATE										04/04/2024										BY									
KWA										Total Acres: 1.00										Total Land Value: 90,000									
Market: 0										Agricultural: 0										Common: 90,000									
PRINTED 07/09/2026 BY SYS										0										0									