IN OR 2567/1711
PAR 1-17 & 1-18
RP 1770 & 1771

SMITH WARREN & PATRICIA REV LIVING TRUST
87352 BELL RIVER ESTATES RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0170

BUILDING CHARACTERISTICS

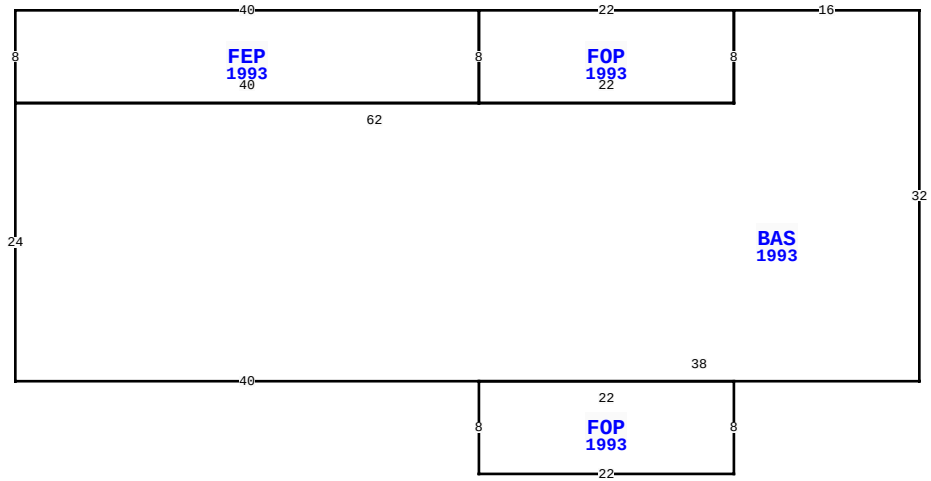
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	2,000	100	1993	2,000	62,832
FEP	320	85	1993	272	8,545
FOP	176	30	1993	53	1,665
FOP	176	30	1993	53	1,665
TOTALS	2,672			2,378	74,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,378	123.2000	104.72	249,024	1970	1980	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 2272 HX Base Yr 1976



87352 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,381
TOTAL MARKET OB/XF VALUE		6,024
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		452,405
SOH/AGL Deduction		340,540
ASSESSED VALUE		111,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,454
TOTAL JUST VALUE		452,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 0367	REPAIR/RRF	2,200	07/01/1995
95-1871	H/AC	0	06/01/1995
8745	MH MOVE-ON	2,000	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1711	3/30/2022	QC	U	I	11	100
GRANTOR: SMITH WARREN & PATRIC						
GRANTEE: SMITH WARREN & PATR						
2551/0685	3/30/2022	QC	U	I	11	100
GRANTOR: SMITH WARREN & PATRIC						
GRANTEE: SMITH WARREN & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W22 FEP=[YR=1993] W40 S8 E40N8$ S8E22 N8 $ S8 W62 S24 E40 FOP=[YR=1993] S8 E22 N8 W22$ E38 N32$.

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
1	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
2	0510	GARAGE WD-	0	100	26	16	416.00	SF	35.00	35.00	100	1996	1996	3	20	2,912	
3	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	1996	1996	3	20	1,800	
4	0680	POLE SHED	0	100	16	26	416.00	SF	10.00	10.00	100	1996	1996	3	20	832	

LAND DESCRIPTION

TOTAL OB/XF 6,024

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	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS

IN OR 2567/1711
PAR 1-17 & 1-18
RP 1770 & 1771

SMITH WARREN & PATRICIA REV LIVING TRUST
87352 BELL RIVER ESTATES RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

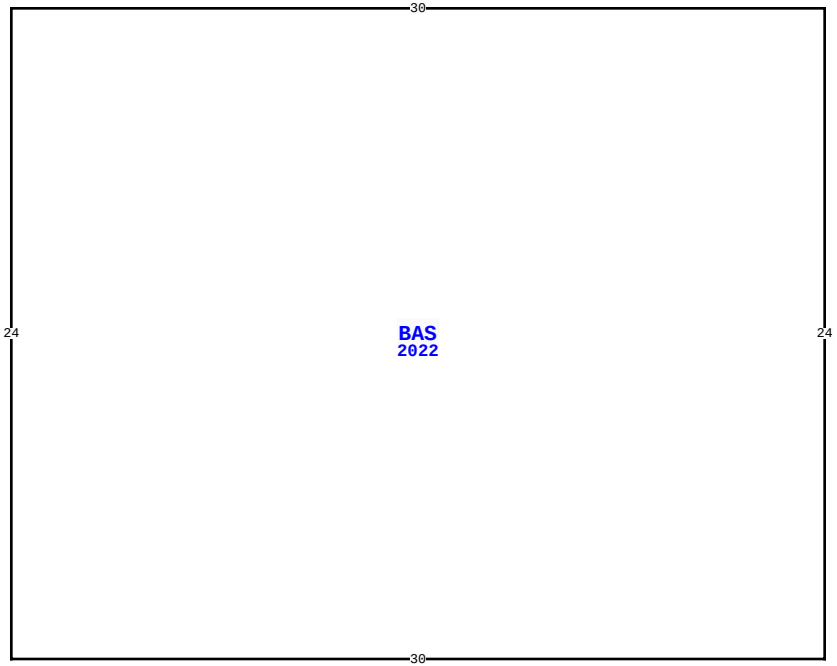
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	11,674
TOTALS	720			720	11,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	57.7500	22.52	16,214	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 0 Heated Area: 720 HX Base Yr 1976



87352 BELL RIVER EST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,381
TOTAL MARKET OB/XF VALUE		6,024
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		452,405
SOH/AGL Deduction		340,540
ASSESSED VALUE		111,865
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,454
TOTAL JUST VALUE		452,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1711	3/30/2022	QC	U	I	11	100
GRANTOR: SMITH WARREN & PATRIC						
GRANTEE: SMITH WARREN & PATR						
2551/0685	3/30/2022	QC	U	I	11	100
GRANTOR: SMITH WARREN & PATRIC						
GRANTEE: SMITH WARREN & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS