PT E WATERMAN GRANT
SEC 39-3N-27E IN OR 1759/1257
& OR 1987/1382

PARKMAN NANCY C
87449 BELL RIVER EST RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

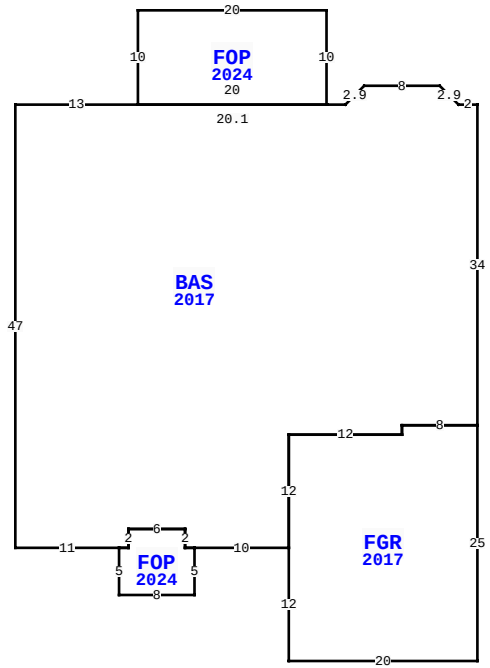
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2017	2,063	268,524
FGR	488	55	2017	268	34,883
FOP	52	30	2024	16	2,083
FOP	200	30	2024	60	7,810
TOTALS	2,803			2,407	313,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,407	99.6170	138.47	333,297	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2018 Heated Area: 2063 HX Base Yr 2018



87449 BELL RIVER EST RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,619
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		113,130
TOTAL MARKET VALUE		466,349
SOH/AGL Deduction		205,285
ASSESSED VALUE		261,064
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,653
TOTAL JUST VALUE		466,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007728	CO ISSUED	0	08/28/2017
17003026	NEW CONSTR	258,110	04/07/2017
E1630470	30 X 60	0	01/01/2016
107	MH MOVE-ON	26,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1987/1382	6/23/2015	WD	U	V	37	5,500

GRANTOR: SUGAR POINTE LAND & T

GRANTEE: PARKMAN NANCY C

1759/1257	10/11/2011	QC	U	I	11	100

GRANTOR: WYCKOFF NANCY C

GRANTEE: PARKMAN NANCY C

BUILDING NOTES

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
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2022		90	3,600	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W2 U2L2 W8 D2L2 D0L1.11 U0L20.1 W13 S47 E11 E1 N2 E6 S2 E1 E10 N12 E12 N1 E8 N34 $
FGR=[YR=2017;ORIG=-20,47] S12 E20 N25 W8 S1 W12 S12 $
FOP=[YR=2024;ORIG=-36,0] E20 N10 W20 S10 $
FOP=[YR=2024;ORIG=-38,52] N5 E1 N2 E6 S2 E1 S5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	90,000.00	90,000.00	113,130							

REVIEW DATE 04/19/2024 BY KWA Total Acres: 1.26 Total Land Value: 113,130 Market: 0 Agricultural: 0 Common: 113,130 PRINTED 07/09/2026 BY SYS

PT E WATERMAN GRANT
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& OR 1987/1382

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87449 BELL RIVER EST RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0210

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

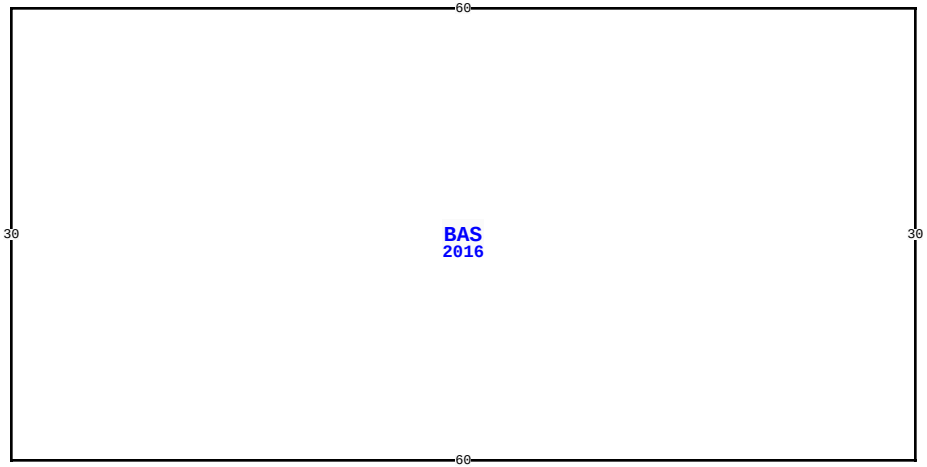
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2016	1,800	36,320
TOTALS	1,800			1,800	36,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	57.5000	22.42	40,356	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2018 Heated Area: 1800 HX Base Yr 2018



87449 BELL RIVER EST RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTEE: PARKMAN NANCY C						
1759/1257	10/11/2011	QC	U	I	11	100
GRANTOR: WYCKOFF NANCY C						
GRANTEE: PARKMAN NANCY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S30 E60 N30$.

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 04/19/2024 BY KWA Total Acres: 1.26 Total Land Value: 113,130 Market: 0 Agricultural: 0 Common: 113,130 PRINTED 07/09/2026 BY SYS