IN OR 287/647 & 411/624
PAR 1-22 & 1-23
R360204 & R360205

LEE BOBBY GENE
P O BOX 2045
LAKE CITY, FL 32056

2026

39-3N-27-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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

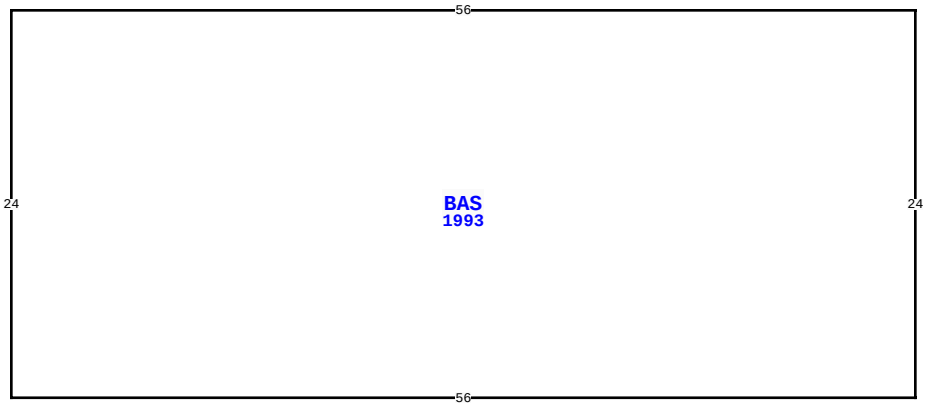
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	40,441
TOTALS	1,344			1,344	40,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	118.0000	100.30	134,803	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1344 HX Base Yr 1989



87179 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		40,441
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		121,680
TOTAL MARKET VALUE		164,221
SOH/AGL Deduction		104,574
ASSESSED VALUE		59,647
TOTAL EXEMPTION VALUE	HX HB	34,647
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		164,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,248

DW/MH/ID: GAFLJ35(A/B)00484ET __ TITLE : 46579082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7440	MH MOVE-ON	24,500	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0287/0647	3/01/1979	WD	Q	V		3,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		OR	0.00	0.00	1.69	AC		1.00	1.00	0.80	90,000.00	72,000.00	121,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.69 Total Land Value: 121,680 Market: 0 Agricultural: 0 Common: 121,680 PRINTED 07/09/2026 BY SYS