

PT OF SEC 42-3N-28E &43-3N-28E
IN OR 2489/690
BEING PARCELS 1 & 2

DUNMAN DERRICK & LORIBETH
97205 BELLEVILLE LN
YULEE, FL 32097

2026

42-3N-28-0000-0003-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

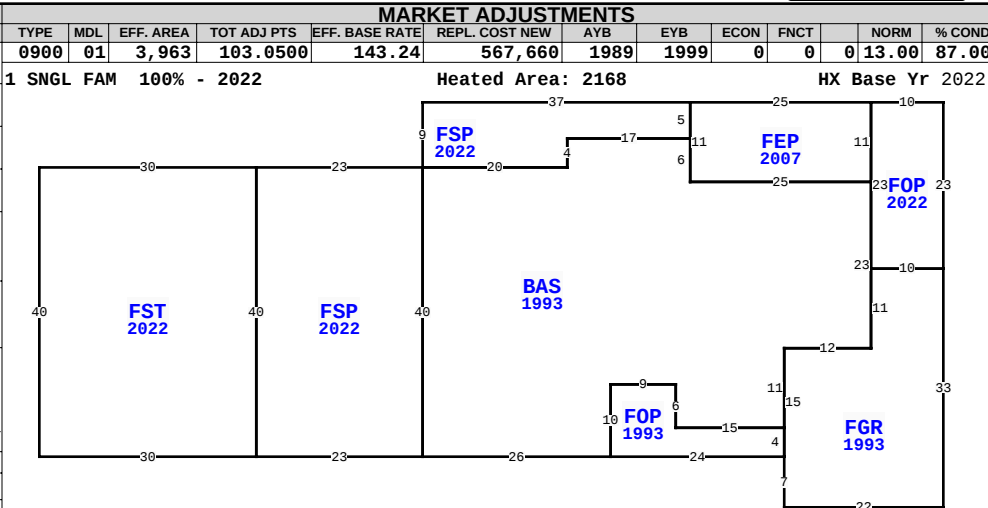
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	1993	2,168	270,173
FEP	275	80	2007	220	27,416
FGR	594	55	1993	327	40,750
FOP	150	30	1993	45	5,608
FOP	230	30	2022	69	8,599
FSP	265	40	2022	106	13,209
FSP	920	40	2022	368	45,859
FST	1,200	55	2022	660	82,248

TOTALS	5,802			3,963	493,864
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0300	BOAT DCK W	0	100	0	0	337.00	SF	40.00
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
4	0920	CWALL-WD/M	0	100	0	0	200.00	LF	390.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
9	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
10	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0008	RSF	1125.00	415.00	200.00



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

TOTAL OB/XF									
22,006									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		528,716	
TOTAL MARKET OB/XF VALUE		22,006	
TOTAL LAND VALUE - MARKET		612,000	
TOTAL MARKET VALUE		1,162,722	
SOH/AGL Deduction		240,806	
ASSESSED VALUE		921,916	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		870,505	
TOTAL JUST VALUE		1,162,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,175,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260000589	FIBERGLASS POOL	75,000	01/20/2026
22006144	REMODEL	50,000	04/20/2022
21015949	DEMOLITION	2,900	11/17/2021
B2114566	GARAGE	86,227	10/22/2021
B16540	ADDITION	25,492	09/01/2005
7785	GARAGE	20,400	01/21/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2489/0690	8/19/2021	WD	Q	I	01
GRANTOR: BARBER JAMES D & LISA					
GRANTEE: DUNMAN DERRICK & LO					
1982/0374	5/26/2015	WD	U	I	11
GRANTOR: BARBER VERNON L					
GRANTEE: BARBER JAMES DANIEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-72,49] E26 N10 E9 S6 E15 N11 E12 N23 W25 N6 W17 S4 W20 S40 \$									
FST=[YR=2022;ORIG=-95,9] W30 S40 E30 N40 \$									
FSP=[YR=2022;ORIG=-72,9] W23 S40 E23 N40 \$									
FGR=[YR=1993;ORIG=-22,49] S7 E22 N33 W10 S11 W12 S15 \$									
FEP=[YR=2007;ORIG=-10,0] W25 S11 E25 N11 \$									
FSP=[YR=2022;ORIG=-35,0] W37 S9 E20 N4 E17 N5 \$									
FOP=[YR=2022;ORIG=0,0] W10 S23 E10 N23 \$									
FOP=[YR=1993;ORIG=-46,49] E24 N4 W15 N6 W9 S10 \$									

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