

PT OF SEC 43-3N-28E
IN OR 2630/1585 &
PT OR 1262/719 BEING TRACT "A"

HINOJOS ERIC DAVID & KATHRYN ELISE
97033 BELL LAGOON DR
YULEE, FL 32097

2026

43-3N-28-0000-0017-0120



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 90	0500	01	4,044	105.5120	175.15	708,307	2006	2006		0	0	9.50	90.50	VALUATION BY						STANDARD										
Exterior Wall	21	STONE 10	1 SFR CUST 100% - 2024										Heated Area: 3501					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Structur	08	IRREGULAR 100																BUILDING MARKET VALUE					641,018									
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE					92,320									
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET					241,600									
Interior Floo	11	CLAY TILE 50																TOTAL MARKET VALUE					974,938									
Interior Floo	12	HARDWOOD 50																SOH/AGL Deduction					133,244									
Air Condition	03	CENTRAL 100																ASSESSED VALUE					841,694									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					51,411									
Bedrooms	4	100																BASE TAXABLE VALUE					790,283									
Bathrooms	3.5	100																TOTAL JUST VALUE					974,938									
Frame	02	WOOD FRAME 100	NCON VALUE					102,724																								
Stories	1.5	1.5 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					858,688																								
Occupancy	00	NONE 100																														