

PT LOTS 3 & 4 S-1 & S-2
IN OR 1477/1913
YULEE FARMS SUB 1 PB 2/37

CHAE PROPERTIES LLC/
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

42-2N-27-4500-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floor	08	SHT VINYL 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	5	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3600	CAMPS

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,122	100	1,122	84,672
BAS	1,122	100	1,122	84,672
FEP	160	80	128	9,660
FOP	40	30	12	906
UOP	48	20	10	755
UST	72	40	29	2,189

TOTALS	2,564		2,423	182,852
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	0	27	6	162.00	SF	7.25	7.25	
2	0845	KOOL DECK	0	0	116	4	464.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	0	38	18	684.00	SF	85.00	85.00	
4	0940	SHEDS/PORT	0	0	30	20	600.00	SF	30.00	30.00	
10	0810	CONCRETE A	0	0	15	15	300.00	SF	6.50	6.50	
11	0803	ASPHALT C	0	0	0	0	23,528.00	SF	2.00	2.00	
12	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	
16	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	
21	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	
23	0940	SHEDS/PORT	0	0	21	14	294.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002820	C	RV PARK	0	0004	CG	0.00	0.00	213,194.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,423	103.0208	150.93	365,703	1973	1973	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 2372 HX Base Yr											
UOP 1993 UST 1993 FOP 1993 BAS 1993 FEP 1994 APT 1994											
BLD DATE	08/05/2020					KK	LGL DATE	08/05/2020			
XF DATE	08/05/2020					KK	LAND DATE	08/05/2020			
INC DATE							AG DATE				

850430 US HWY 17, YULEE

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			182,852
TOTAL MARKET OB/XF VALUE			196,203
TOTAL LAND VALUE - MARKET			639,582
TOTAL MARKET VALUE			1,018,637
SOH/AGL Deduction			398,634
ASSESSED VALUE			620,003
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			620,003
TOTAL JUST VALUE			1,018,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			563,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984849	CHNGE SRVC	0	03/02/1998
7023	SWIM POOL	4,200	02/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1913	2/09/2007	WD	Q	I		800,000	
GRANTOR: KENEALY MARILYN							
GRANTEE: CHAE PROPERTIES LLC							
1073/0918	8/07/2002	QC	U	I	01	100	
GRANTOR: KENEALY GERALD J & MA							
GRANTEE: KENEALY MARILYN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14FOP=[YR=1993] N8 W5 UST=[YR=1993] W9 UOP=[YR=1993] W6 S8 E6 N8\$ S8 E9 N8\$ S8 E5\$ W20 S33 E34 N33\$ PTR=E15 FEP=[YR=1994] E20 S8 APT=[YR=1994] E14 S33 W34 N33 E20 \$ W20 N8\$ W15\$.											

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