

LOTS 1 & 2
IN OR 1485/1836
LEMACKS HEIGHTS PB5/195

MILLIKEN BETH A & BILLY DEAN
97187 CHESTER RIVER ROAD
YULEE, FL 32097

2023

42-3N-28-1215-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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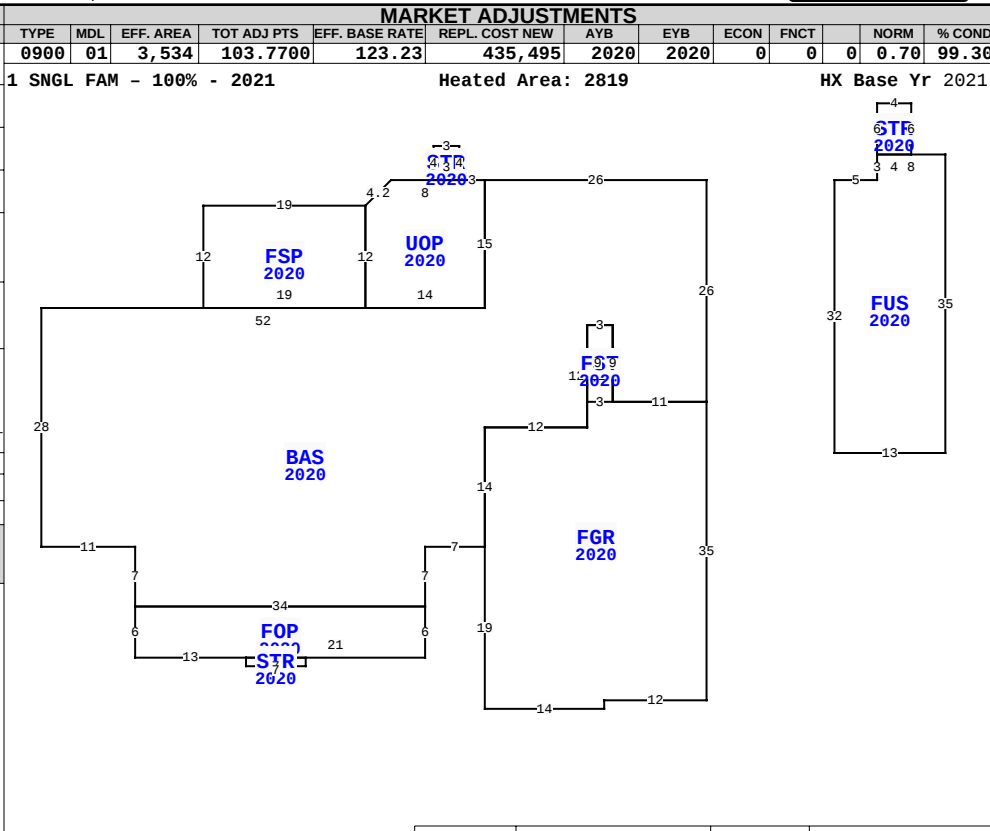
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2,379	291,112
FGR	915	55	503	61,551
FOP	204	30	61	7,464
FSP	228	40	91	11,136
FST	27	55	15	1,835
FUS	440	100	440	53,841
STR	7	10	1	122
STR	12	10	1	122
STR	24	10	2	244
UOP	206	20	41	5,017
TOTALS	4,442		3,534	432,447

EXTRA FEATURES	
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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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2020	2020	3	99	3,465
2	0810	CONCRETE A	0	100	55	3		165.00	SF 6.50	6.50	100	2020	2020	3	99	1,062
3	0812	CONCRETE C	0	100	44	26		1,144.00	SF 4.00	4.00	100	2020	2020	3	99	4,530

LAND DESCRIPTION			TOTAL OB/XF 9,057													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	2.16	AC		1.00	1.00	0.95	80,000.00	76,000.00

REVIEW DATE	10/12/2020	BY	KW
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97187 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF 9,057																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	2.16	AC		1.00	1.00	0.95	80,000.00	76,000.00

Total Acres: 2.16	Total Land Value: 164,160	Market: 0	Agricultural: 0	Common: 164,160
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			432,447
TOTAL MARKET OB/XF VALUE			9,057
TOTAL LAND VALUE - MARKET			164,160
TOTAL MARKET VALUE			605,664
SOH/AGL Deduction			204,804
ASSESSED VALUE			400,860
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			350,860
TOTAL JUST VALUE			605,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905708	NEW CONSTR	397,892	05/29/2020
B1905708	NEW CONSTR	397,892	08/01/2019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905708	NEW CONSTR	397,892	05/29/2020
B1905708	NEW CONSTR	397,892	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1836	3/16/2007	WD	Q	V		140,000
GRANTOR:DLD CONTRACTING INC						
GRANTEE:MILLIKEN BETH A & B						
1385/1254	1/31/2006	WD	Q	V		30,000
GRANTOR:GREGORY JASON D						
GRANTEE:DLD CONTRACTING INC						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2020] W26 UOP=[YR=2020] W3 STR=[YR=2020] N4 W3 S4 E3\$ W8 D3 L3 FSP=[YR=2020] W19 S12 E19 N12\$ S12 E14 N15\$ S15 W52 S28 E11 S7 FOP=[YR=2020] S6 E13 STR=[YR=2020] S1 E7 N1 W7\$ E21 N6 W34\$ E34 N7 E7 FGR=[YR=2020] S19 E14 N1 E12 N35 W11 FST=[YR=2020] W3 N9 E3 S9\$ N9 W3 S12 W12 S14\$ N14 E12 N12 E3 S9 E11 N26\$ PTR= E15 FUS=[YR=2020] E5 N3 STR=[YR=2020] N6 E4 S6 W4\$ E8 S35 W13 N32\$ W15\$.						