LOT 6
PT OR 1764/1089
LEMACKS HEIGHTS PB5/195

EPPLEY ERIC/VAN ZANT ANGEL
97077 CHESTER RIVER ROAD
YULEE, FL 32097

2023

42-3N-28-1215-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

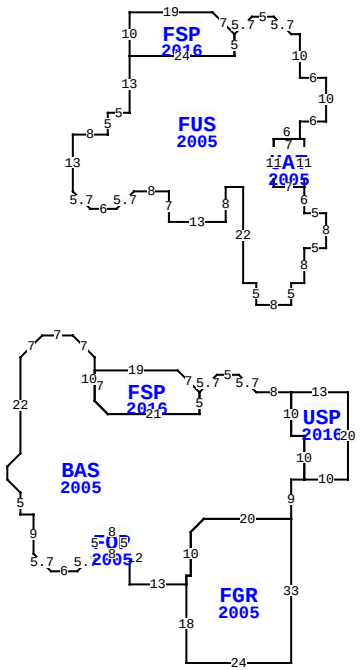
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100	2,348	308,506
FGR	775	55	426	55,973
FOP	40	30	12	1,577
FSP	223	40	89	11,693
FSP	228	40	91	11,957
FUS	2,010	100	2,010	264,095
UAT	77	10	8	1,051
USP	230	30	69	9,066
TOTALS	5,931		5,053	663,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,053	118.3985	140.60	710,452	2005	2008	0	0	0	6.55	93.45

1 SNGL FAM – 100% - 2012 Heated Area: 4358 HX Base Yr 2012



97077 CHESTER RIVER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		663,917
TOTAL MARKET OB/XF VALUE		121,499
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		869,416
SOH/AGL Deduction		507,511
ASSESSED VALUE		361,905
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,905
TOTAL JUST VALUE		869,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008666	REPAIR/RRF	18,475	10/01/2020
C192575	SCRN ENCLSR	32,000	05/01/2019
B1909479	SWIM POOL	81,700	01/01/2019
B13125	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/1089	11/08/2011	WD	U	I	11	190,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: EPPLEY ERIC & ANGEL						
1709/1868	11/15/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,353.00	SF	4.00	4.00	100	2005	2005	3	87	4,708	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	16.80	16.80	100	2012	2012	3	60	2,903	
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2012	2012	3	60	2,640	
5	0911	SCRN RM A	0	100	0	0	2,233.00	SF	17.50	17.50	100	2019	2019	3	90	35,170	
6	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2019	2019	3	93	46,640	
7	0857	SANDSTONE	0	100	0	0	1,643.00	SF	16.00	16.00	100	2019	2019	3	100	26,288	

BUILDING DIMENSIONS

BAS=[YR=2005] W8 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S7 D3 R3 E21N5 $S5W21 U3 L3 N10 U5 L5 W7 D5 L5 S22 L3 D3 S3 D3 R3 S5E3S9 D4 R4 E6 U4 R4 FOP=[YR=2005] E8N5W8S5$N5E8 S12E13FGR=[YR=2005] S18E24N33W20 D3 L3 S10W1S2$N2E1N10 U3 R3 E20N9 E3USP=[YR=2016] E10 N20 W13 S10 E3 S10$ N10W3N10$ PTR=N20 FUS=[YR=2005] N5E3N8E5N8W5N6 UAT=[YR=2005] N11W7S11 E7$W7N11E6N4 E6N10W6N10W2 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S10 E24N5$S5 W24S13W5S5W8S13 D4 R4 E6 U4 R4 E8S7E13N8E4S22E3S5E8$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 121,499

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	SFR	100		RS-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,000							

REVIEW DATE 07/17/2019 BY KW Total Acres: 1.05 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS