



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

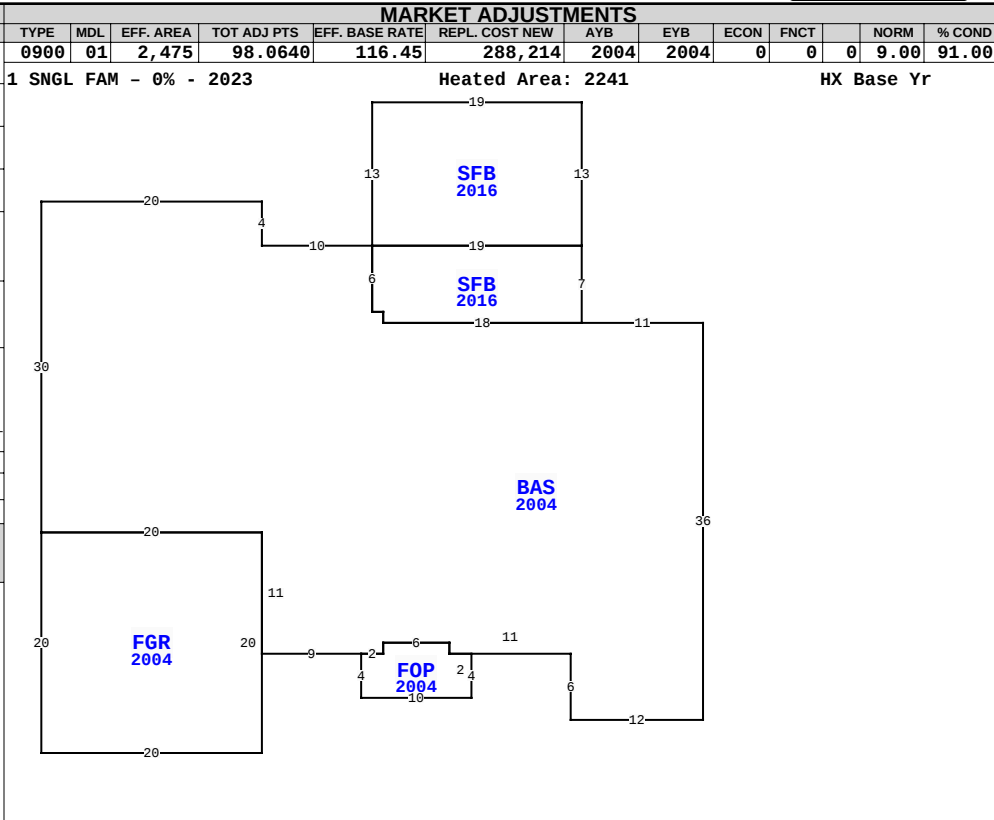
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	205,263
FGR	400	55	220	23,313
FOP	46	30	14	1,483
SFB	132	80	106	11,233
SFB	247	80	198	20,982

TOTALS	2,762		2,475	262,275
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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	0812	CONCRETE C	0	0	0	0	1,178.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	



97058 CHIMNEY RIDGE CT, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	06/15/2023
	INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	0	0	0	1,178.00	SF	4.00	4.00	100	2004	2004	3	86	4,052	
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100	2016	2016	3	97	2,709	

LAND DESCRIPTION	TOTAL OB/XF	6,761
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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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	0003	RS-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		262,275			
TOTAL MARKET OB/XF VALUE		6,761			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		344,036			
SOH/AGL Deduction		0			
ASSESSED VALUE		344,036			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		344,036			
TOTAL JUST VALUE		344,036			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		328,058			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631837	ADDITION	36,132	02/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2613/0846	1/11/2023	WD	Q	I	01
					SALE PRICE
					449,900
GRANTOR: LYNN FAMILY TRUST					
GRANTEE: FEITEIRA DANIEL JR					
2378/0615	7/21/2020	WD	U	I	11
					100
GRANTOR: HALVERSTADT BARBARA L					
GRANTEE: LYNN FAMILY TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W11 SFB=[YR=2016] N7 SFB=[YR=2016] N13 W19 S13 E19\$ W19 S6 E1 S1 E18\$ W18 N1 W1 N6 W10 N4W20 S30 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S11 E9 FOP=[YR=2004] S4 E10 N4 W2 N1 W6 S1 W2\$ E2 N1 E6 S1 E11 S6 E12 N36\$.											