

BAUER FAMILY JOINT LIVNG TRUST/BAUER ALAN M TRUSTE
87175 CHESAPEAKE AVENUE
YULEE, FL 32097

43-3N-28-1460-0003-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo13LVT/LAMNT 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

TOTALS

2,095

1,643

186,890

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B00001,037.00SF5.205.20100201420143955,123

20351CARPORT MT002612312.00SF10.0010.00100202020203932,902

30940SHEDS/PORT002412288.00SF30.0030.00100202020203938,035

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPH FACT% CONDDTOT ADJUSTUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RS-20.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0100011,643134.0790121.01198,819201420140006.0094.00

1 SINGLE FAM - 0% - 2023 Heated Area: 1346 HX Base Yr

PLOT OVERLAY MAP

PTO 2018

FSP 2018

BAS 2014

FOP 2014

FGR 2014

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE186,890

TOTAL MARKET OB/XF VALUE16,060

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE252,950

SOH/AGL Deduction0

ASSESSED VALUE252,950

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE252,950

TOTAL JUST VALUE252,950

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE229,974

SUBMITAL DATA

PERMIT NUMDESCRIPTIONAMTISSUED

B2206848SWIM POOL14,80005/04/2022

B1428662CO ISSUED007/21/2014

B1428662NEW CONSTR165,53404/01/2014

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYPRICERSNCD SALE PRICE

2545/16233/10/2022WDQCUII01355,500

GRANTOR:FIGUS JEREMY JOHN

GRANTEE:BAUER FAMILY JOINT

2537/19535/03/2021QCUII11100

GRANTOR:HICKMAN PAMELA DAWN

GRANTEE:FIGUS JEREMY JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 N2 W8 PT0=[YR=2018] N13 W12 S15 E12 N2\$ S2 FSP=[YR=2018] W12 S9 E12 N9 \$ S9 W12 N9 W15 S30 FGR=[YR=2014] S20 E21 N12 FOP=[YR=2014] E6 N1 W1 N5 W5 S6 \$ N9 W10 S1 W11 \$ E11 N1 E10 S3 E5 S5 E5 S6 E11 N43 \$.