LOT 5
NORTHBROOK PB 7/285

HALEY HANS D JR & SUSAN D
87143 CHESAPEAKE AVENUE
YULEE, FL 32097

2023

43-3N-28-1460-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

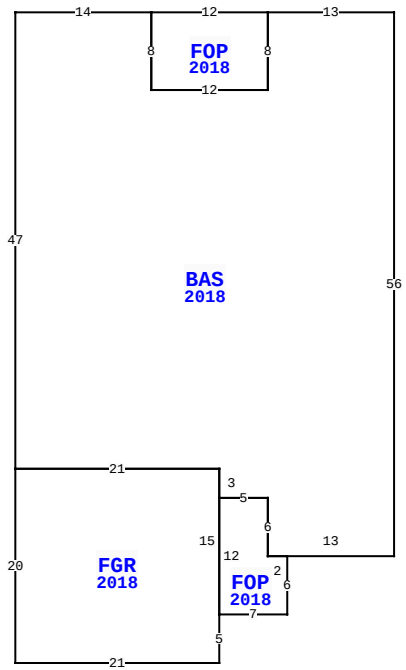
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	192,950
FGR	420	55	231	23,847
FOP	72	30	22	2,271
FOP	96	30	29	2,993
TOTALS	2,457		2,151	222,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	117.9332	106.43	228,931	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1869 HX Base Yr 2020



87143 CHESAPEAKE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,063
TOTAL MARKET OB/XF VALUE		10,038
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		282,101
SOH/AGL Deduction		107,936
ASSESSED VALUE		174,165
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		119,165
TOTAL JUST VALUE		282,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906578	CARPORT	14,622	08/01/2019
C1802432	CO ISSUED	0	06/13/2018
B1802432	NEW CONSTR	246,893	03/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1721	4/19/2019	SW	Q	I	01	244,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HALEY HANS D JR & S						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W12 S8 E12 N8$ S8 W12 N8 W14 S47 FGR=[YR=2018] S20 E21 N5 FOP=[YR=2018] E7 N6 W2 N6 W5 S12$ N15 W21$ E21 S3 E5 S6 E13 N56$.

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	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2018	2018	3	98	248	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2018	2018	3	98	3,384	
3	0810	CONCRETE A	0	100	30	15	450.00	SF	6.50	6.50	100	2019	2019	3	99	2,896	
4	0351	CARPORT MT	0	100	30	20	600.00	SF	6.50	6.50	100	2019	2019	3	90	3,510	

LAND DESCRIPTION

TOTAL OB/XF 10,038

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/28/2019 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS