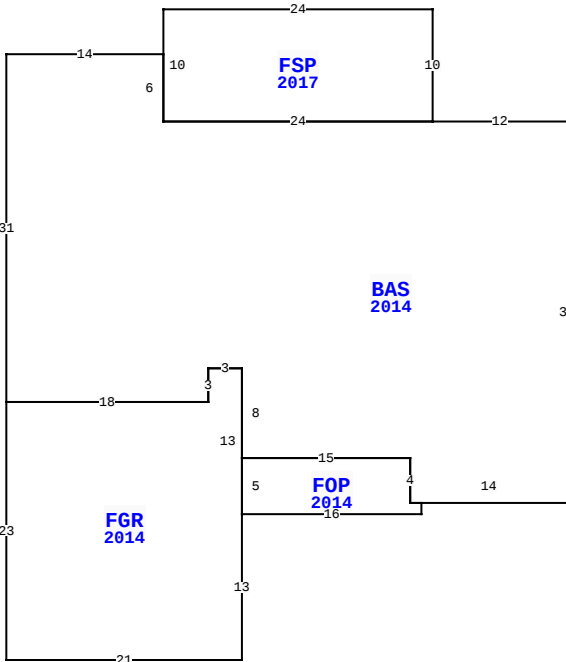


MENEFEE KATIE AMANDA & DANIEL EARL
87125 CHESAPEAKE AVE
YULEE, FL 32097

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 100		0100	01	1,916	118.5800	107.02	205,050	2014	2014		0	0	0	6.00	94.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1526					HX Base Yr 2021					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										192,747									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										8,861									
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		08	SHT VINYL 30												TOTAL MARKET VALUE										251,608									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										50,644									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										200,964									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										150,964									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										251,608									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										233,614																			
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		1,526		100		1,526		153,514																										
FGR		492		55		271		27,262																										
FOP		76		30		23		2,313																										
FSP		240		40		96		9,658																										
TOTALS					2,334		1,916		192,747																									
EXTRA FEATURES					87125 CHESAPEAKE AVE, YULEE										BLD DATE				LGL DATE															
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	0811	CONCRETE B		0 100	0	0	931.00		SF	5.20	5.20		100	2014	2014	3	95	4,599																
2	0351	CARPORT MT		0 100	32	18	576.00		SF	10.00	10.00		100	2015	2015	3	74	4,262																