LOT 26
IN OR 1974/1157
NORTHBROOK PB 7/285

WACZKOWSKI ARTHUR ALLAN
87083 CHESAPEAKE AVE
YULEE, FL 32097

2023

43-3N-28-1460-0026-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

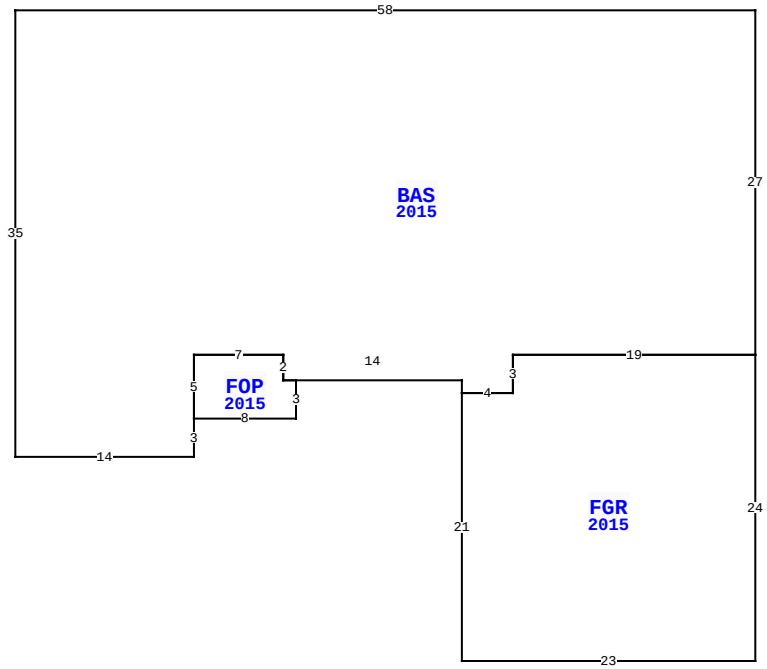
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	178,798
FGR	540	55	297	30,909
FOP	38	30	11	1,145
TOTALS	2,296		2,026	210,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	121.7062	109.84	222,536	2015	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1718 HX Base Yr 2016



87083 CHESAPEAKE AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,853
TOTAL MARKET OB/XF VALUE		3,984
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,837
SOH/AGL Deduction		104,827
ASSESSED VALUE		160,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,010
TOTAL JUST VALUE		264,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429354	CO ISSUED	0	04/20/2015
B1429354	NEW CONSTR	214,209	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1157	4/15/2015	WD	Q	I	02	187,000
GRANTOR: C & S LANDS LLC						
GRANTEE: WACZKOWSKI ARTHUR A						
1936/1273	9/10/2014	WD	Q	V	01	35,500
GRANTOR: D E C K LLC						
GRANTEE: C & S LANDS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W58 S35 E14 N3 FOP=[YR=2015] E8 N3 W1 N2 W7 S5 $ N5 E7 S2 E14 S1 FGR=[YR=2015] S21 E23 N24 W19 S3 W4 $ E4 N3 E19 N27 $.

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	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	2015	2015	3	96	3,984	

LAND DESCRIPTION

TOTAL OB/XF 3,984

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 09/12/2018 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS