LOT 29
IN OR 2020/556
NORTHBROOK PB 7/285

ALVAR FL LLC
103 FOULK RD SUITE 900
WILMINGTON, DE 19803

**2023**

**43-3N-28-1460-0029-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

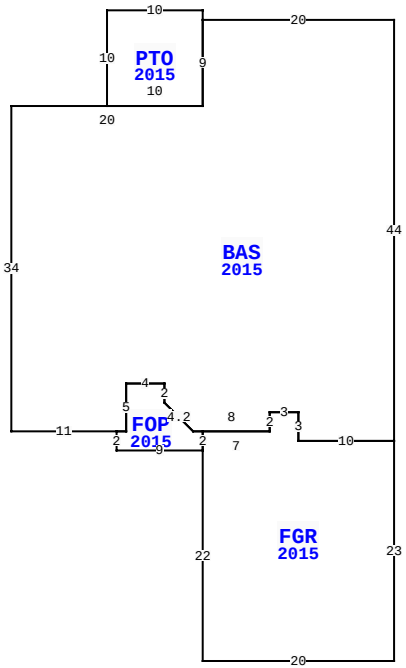
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,520 | 100 | 1,520 | 163,851 |
| FGR | 476 | 55 | 262 | 28,243 |
| FOP | 43 | 30 | 13 | 1,401 |
| PTO | 100 | 5 | 5 | 539 |
| TOTALS | 2,139 | | 1,800 | 194,035 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,800 | 126.0600 | 113.77 | 204,786 | 2015 | 2015 | 0 | 0 | 0 | 5.25 | 94.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1520 HX Base Yr




87043 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 | 194,035 |
| TOTAL MARKET OB/XF VALUE | 4,642 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 248,677 |
| SOH/AGL Deduction | 22,911 |
| ASSESSED VALUE | 225,766 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 225,766 |
| TOTAL JUST VALUE | 248,677 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 231,215 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1531232 | CO ISSUED | 0 | 12/30/2015 |
| B1531232 | NEW CONSTR | 188,032 | 10/01/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2020/0556 | 12/23/2015 | WD | Q | I | 01 | 165,300 |
| GRANTOR: PREMIER HOMES OF NORT | | | | | | |
| GRANTEE: ALVAR FL LLC | | | | | | |
| 1982/1045 | 5/28/2015 | WD | Q | V | 05 | 130,000 |
| GRANTOR: D E C K LLC | | | | | | |
| GRANTEE: PREMIER HOMES OF NO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2015] W20 PTO=[YR=2015] N1 W10 S10 E10 N9$ S9 W20 S34 E11 FOP=[YR=2015] S2 E9 FGR=[YR=2015] S22 E20 N23 W10 N3 W3 S2 W7 S2$ N2 W1 U3 L3 N2 W4 S5 W1$ E1 N5 E4 S2 D3 R3 E8 N2 E3 S3 E10 N44$ .

### 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 | 0 | 0 | 0 | 806.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 4,024 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 99.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 618 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,642

| 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 | 0 | | 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 KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS