LOT 30
NORTHBROOK PB 7/285

HASELBERGER JOSEPH M & JULIA
87031 CHESAPEAKE AVE
YULEE, FL 32097

2023

43-3N-28-1460-0030-0000

BUILDING CHARACTERISTICS

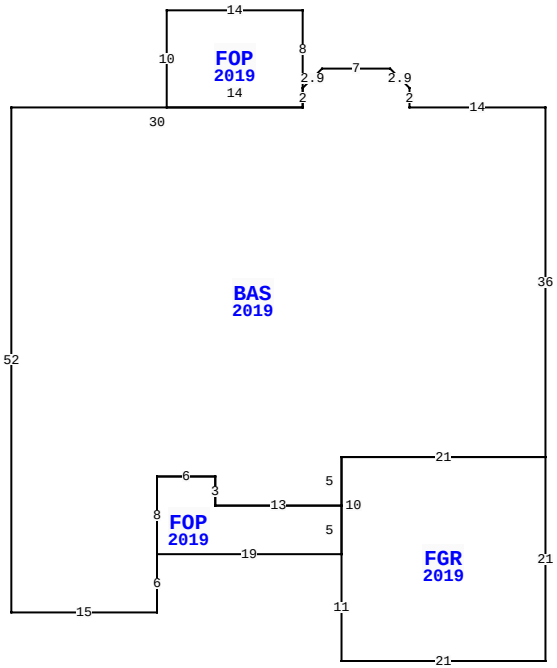
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,337	100	2,337	230,772
FGR	441	55	243	23,996
FOP	113	30	34	3,358
FOP	140	30	42	4,148
TOTALS	3,031		2,656	262,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	111.9360	101.02	268,309	2019	2019	0	0	0	2.25	97.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2337 HX Base Yr 2020



87031 CHESAPEAKE AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,272
TOTAL MARKET OB/XF VALUE		4,653
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,925
SOH/AGL Deduction		84,878
ASSESSED VALUE		232,047
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,047
TOTAL JUST VALUE		316,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909410	CO ISSUED	0	05/29/2019
B1909410	NEW CONSTR	305,196	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/1715	5/14/2019	SW	Q	I	01	255,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HASELBERGER JOSEPH						
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=2019] W14 N2 L2 U2 W7 D2 L2 FOP=[YR=2019] N8 W14 S10 E14 N2 $ S2 W30 S52 E15 N6 FOP=[YR=2019] E19 FGR=[YR=2019] S11 E21 N21 W21 S10$ N5 W13 N3 W6 S8$ N8 E6 S3 E13 N5 E21 N36$.

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	28	3	84.00	SF	6.50	6.50	100	2019	2019	3	99	541	
2	0810	CONCRETE A	0	100	0	0	639.00	SF	6.50	6.50	100	2019	2019	3	99	4,112	

LAND DESCRIPTION

TOTAL OB/XF 4,653

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 06/22/2019 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS