LOT 31
NORTHBROOK PB 7/285

SMITH BRIAN M & ALISHA M
87015 CHESAPEAKE AVENE
YULEE, FL 32097

2023

43-3N-28-1460-0031-0000

BUILDING CHARACTERISTICS

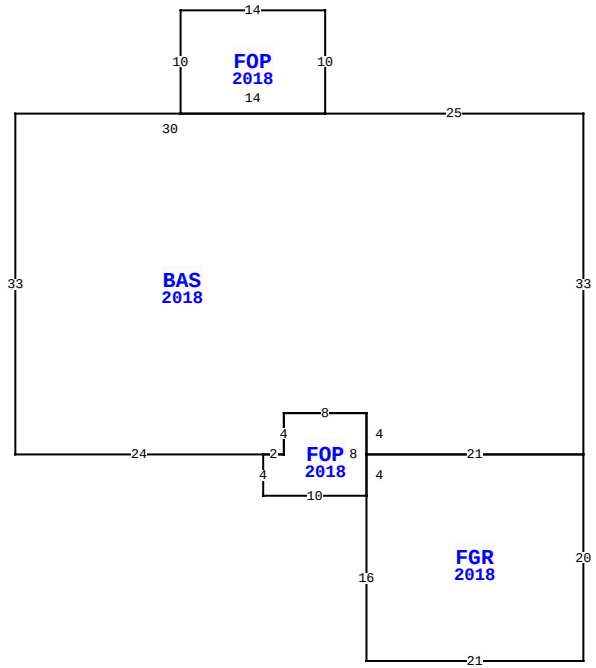
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	193,844
FGR	420	55	231	25,113
FOP	72	30	22	2,392
FOP	140	30	42	4,566
TOTALS	2,415		2,078	225,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	124.1856	112.08	232,902	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1783 HX Base Yr 2023



87015 CHESAPEAKE AV, 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		225,915
TOTAL MARKET OB/XF VALUE		3,758
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,673
SOH/AGL Deduction		0
ASSESSED VALUE		279,673
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		224,673
TOTAL JUST VALUE		279,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806076	CO ISSUED	0	10/30/2018
B1806076	NEW CONSTR	234,045	06/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1812	5/11/2022	WD	Q	I	01	370,000
GRANTOR: MESSENGER HAYDEN A &						
GRANTEE: SMITH BRIAN M & ALI						
2234/1350	10/31/2018	SW	Q	I	01	231,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MESSENGER HAYDEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N10 W14 S10 E14$ W30 S33 E24 FOP=[YR=2018] S4 E10 FGR=[YR=2018] S16 E21 N20 W21 S4$ N8 W8 S4 W2$ E2 N4 E8 S4 E21 N33$.

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	22	3	66.00	SF	6.50	6.50	100	2018	2018	3	98	420	
2	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2018	2018	3	98	3,338	

LAND DESCRIPTION

TOTAL OB/XF 3,758

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 12/13/2018 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS