

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,118	112.2100	106.60	225,779	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1848 HX Base Yr 2024													

75241 CHELSEA GARDEN LN, YULEE

EXTRA FEATURES															
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		677.00	SF	5.20				3,520	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,779	
TOTAL MARKET OB/XF VALUE		3,520	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		294,299	
SOH/AGL Deduction		95,324	
ASSESSED VALUE		198,975	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,975	
TOTAL JUST VALUE		294,299	
NCON VALUE		229,299	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004760	CO ISSUED	0	03/01/2023
22009836	NEW CONSTR	297,388	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1162	2/27/2024	LE	U	I	11	100

GRANTOR: HOOVER JOSEPH & PATRI  
 GRANTEE: DISPENNETTE KIRSTA  
 2646/58 5/23/2023 WD Q I 01 323,000  
 GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: HOOVER JOSEPH WALTE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64 W14 S3 W5 N3 N11 W2 \$ FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$ FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$ FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$ FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$