



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

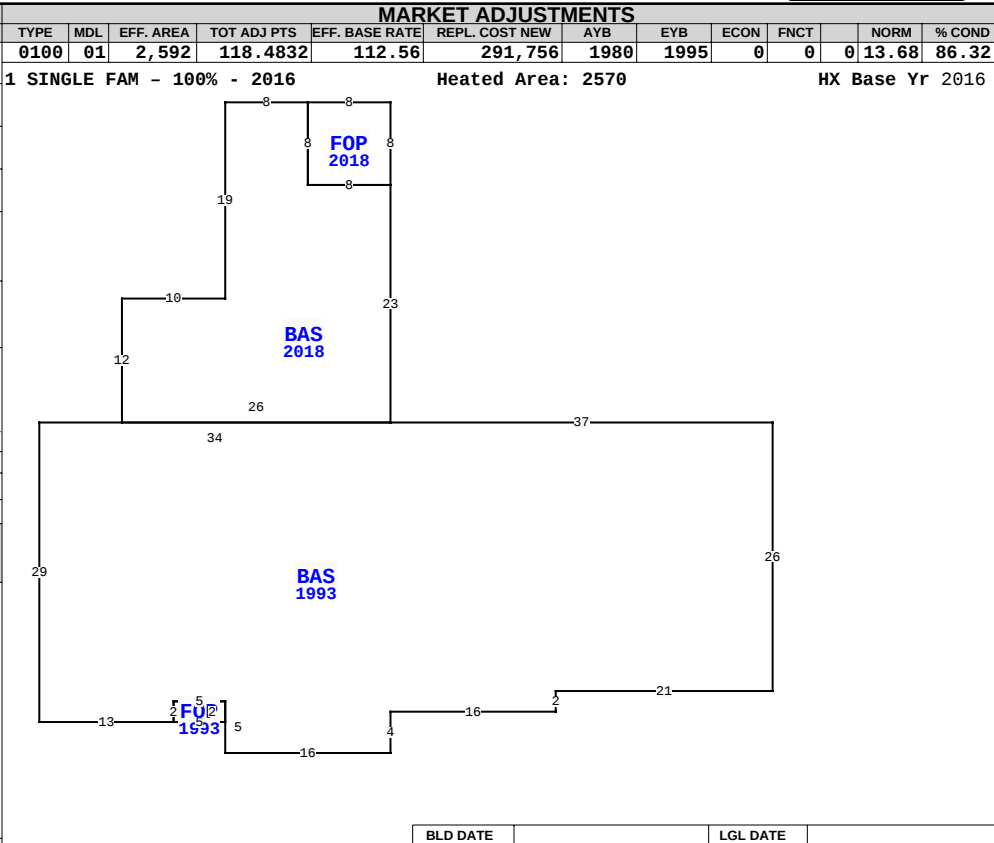
NEIGHBORHOOD/LOC	4031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	196,072
BAS	552	100	552	53,633
FOP	10	30	3	292
FOP	64	30	19	1,846
TOTALS	2,644		2,592	251,844

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0 100	0	0	510.00	SF	6.50	6.50	100	1993	1993	3	66	2,188	
3	0510	GARAGE WD-	0 100	20	16	320.00	SF	35.00	35.00	100	2010	2010	3	60	6,720	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C



97591 CHESTER RIVER RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
510.00	SF	6.50	6.50	100	1993	1993	3	66	2,188	
320.00	SF	35.00	35.00	100	2010	2010	3	60	6,720	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				251,844	
TOTAL MARKET OB/XF VALUE				10,536	
TOTAL LAND VALUE - MARKET				95,200	
TOTAL MARKET VALUE				357,580	
SOH/AGL Deduction				159,479	
ASSESSED VALUE				198,101	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				148,101	
TOTAL JUST VALUE				357,580	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				346,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802032	ADDITION	47,583	02/27/2018
95-0303	REPAIR/RRF	2,800	03/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2376/0504	7/11/2020	QC	U	I	11
GRANTOR: LEA ZACHARY					SALE PRICE
GRANTEE: LEA ZACHARY S SR &					60,000
1963/0253					104,000
1/28/2015					
SW U I 12					
GRANTOR: US BANK N A TRUSTEE					
GRANTEE: LEA ZACHARY					

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=1993] W37 BAS=[YR=2018] N23 FOP=[YR=2018] N8 W8 S8 E8\$ W8 N8 W8 S19 W10 S12 E26\$ W34 S29 E13 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S5 E16 N4 E16 N2 E21 N26\$.		