



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,111	100	1,111	76,019
DCK	196	10	20	1,368
FSP	102	40	41	2,806
FST	84	55	46	3,147
UCP	238	20	48	3,284
UCP	240	20	48	3,284

TOTALS	1,971		1,314	89,909
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	0	0	192.00	SF	30.00	30.00	100	1980
2	0753	UEP	0 100	12	10	120.00	SF	22.00	22.00	100	1995
3	0351	CARPORT MT	0 100	42	26	1,092.00	SF	10.00	10.00	100	1997

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2008

Heated Area: 1111

HX Base Yr

97515 CHESTER RIVER RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		89,909	
TOTAL MARKET OB/XF VALUE		3,943	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		173,852	
SOH/AGL Deduction		10,044	
ASSESSED VALUE		163,808	
TOTAL EXEMPTION VALUE		13	163,808
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		173,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800059	REPAIR/RRF	5,000	01/01/2018
95-02023	XFOB	3,494	06/01/1995
3678	ADDITION	1,200	10/27/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/982	9/11/2023	QC	U	I	11	100	
GRANTOR: JONES ALTON F							
GRANTEE: MEEKS EDNA A							
2656/1119	7/24/2023	QC	U	I	11	100	
GRANTOR: JONES ALTON F							
GRANTEE: MEAKS EDNA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1994] W14 BAS=[YR=1993] W12 S14 W29 S23 E23									
FSP=[YR=1993] S6 E17N6 W17 \$ E18 UCP=[YR=1994] E14									
UCP=[YR=2012] E12 N20 W12 S20\$ N17 FST=[YR=1993] N6 W14 S6									
E14\$ W14 S17 \$ N37 \$ S14 E14 N14\$.									

LAND DESCRIPTION				TOTAL OB/XF												3,943									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000110	C	SFR RURAL	100	0008	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								
REVIEW DATE: 05/10/2025 BY: WDA Field: 0.00 Field: 1.00 00.000 Method: G Land Use: C Density: 00.000 Reviewer: 00/00/0001 BY: CWT																									