LOTS 4 & 5
IN OR 566/1080
LEMACKS HEIGHTS PB 5/195

DEFEE JOHN DANIEL JR & KELLY M
97107 CHESTER RIVER ROAD
YULEE, FL 32097

2024

42-3N-28-1215-0004-0000

BUILDING CHARACTERISTICS

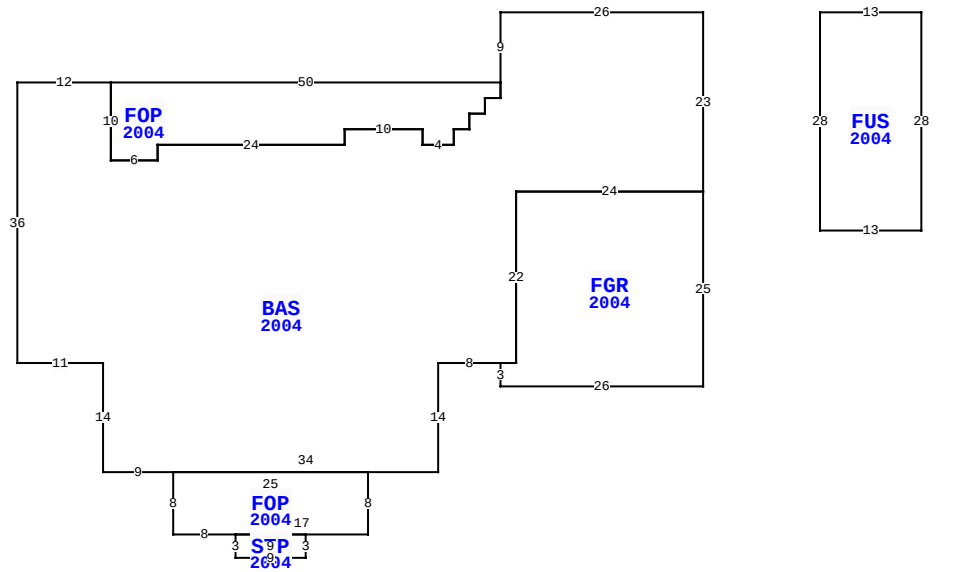
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	3,108	100	3,108	369,835
FGR	606	55	333	39,625
FOP	200	30	60	7,140
FOP	368	30	110	13,090
FUS	364	100	364	43,314
STP	27	10	3	357
TOTALS	4,673		3,978	473,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,978	105.4800	131.85	524,499	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2005 Heated Area: 3472 HX Base Yr 2005



97107 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		473,360
TOTAL MARKET OB/XF VALUE		6,858
TOTAL LAND VALUE - MARKET		152,640
TOTAL MARKET VALUE		632,858
SOH/AGL Deduction		339,639
ASSESSED VALUE		293,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,219
TOTAL JUST VALUE		632,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363857	NEW CONSTR	254,288	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0566/1080	4/03/1989	WD	U	V	09	18,000

GRANTOR: LEMACKS LARRY DONALD

GRANTEE: DEFEE JOHN JR & K M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 S9 FOP=[YR=2004] W50 S10 E6 N2 E24 N2 E10S2 E4 N2 E2 N2 E2 N2 E2 N2 $ S2 W2 S2 W2 S2 W2 S2 W2 S2 W4 N2 W10S2 W24 S2 W6 N10 W12 S36 E11 S14 E9 FOP=[YR=2004] S8 E8 STP=[YR=2004] S3 E9 N3 W9 $ E17 N8 W25 $ E34 N14 E8 FGR=[YR=2004] S3 E26 N25 W24 S22 W2 $ E2 N22 E24 N23 $ PTR= E15 FUS=[YR=2004] E13 S28 W13 N28 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	625.00	SF	6.50	6.50	100	2012	2012	3	93	3,778	

LAND DESCRIPTION

TOTAL OB/XF 6,858

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	0007	RSF-1	0.00	0.00	2.12	AC		1.00	1.00	0.90	80,000.00	72,000.00	152,640							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.12 Total Land Value: 152,640 Market: 0 Agricultural: 0 Common: 152,640 PRINTED 08/06/2024 BY SYS