



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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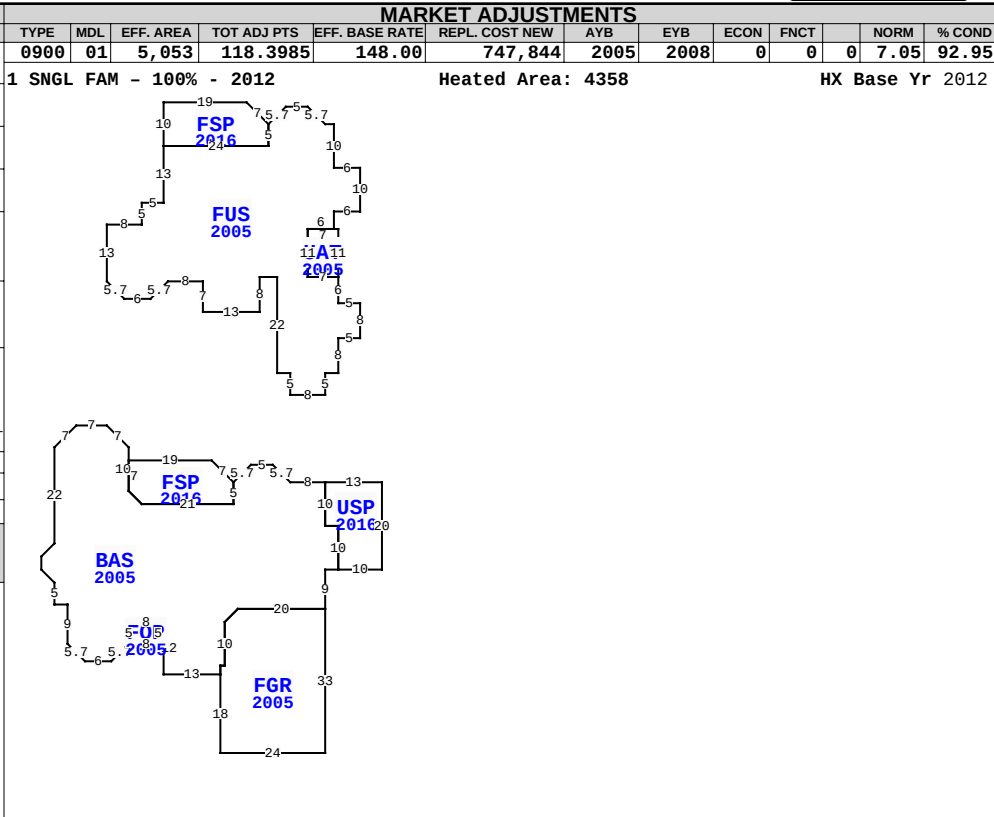
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100	2,348	323,005
FGR	775	55	426	58,603
FOP	40	30	12	1,651
FSP	223	40	89	12,243
FSP	228	40	91	12,519
FUS	2,010	100	2,010	276,508
UAT	77	10	8	1,101
USP	230	30	69	9,492

TOTALS	5,931		5,053	695,121
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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	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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,353.00	SF	4.00	4.00	100	2005	2005	3	86	4,654	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	16.80	16.80	100	2012	2012	3	55	2,661	
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2012	2012	3	55	2,420	
5	0911	SCRN RM A	0	100	0	0	2,233.00	SF	17.50	17.50	100	2019	2019	3	86	33,607	
6	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2019	2019	3	90	45,135	
7	0857	SANDSTONE/	0	100	0	0	1,643.00	SF	16.00	16.00	100	2019	2019	3	99	26,025	

LAND DESCRIPTION			TOTAL OB/XF 117,617														
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,000



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

97077 CHESTER RIVER RD, YULEE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		695,121	
TOTAL MARKET OB/XF VALUE		117,617	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		896,738	
SOH/AGL Deduction		523,976	
ASSESSED VALUE		372,762	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		322,762	
TOTAL JUST VALUE		896,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		869,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008666	REPAIR/RRF	18,475	10/01/2020
C192575	SCRN ENCLSR	32,000	05/01/2019
B1909479	SWIM POOL	81,700	01/01/2019
B13125	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/126	1/31/2024	WD	Q	I	01	998,000
GRANTOR: EPPLEY ERIC						
GRANTEE: CHRIST MATTHEW & JE						
1764/1089	11/08/2011	WD	U	I	11	190,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: EPPLEY ERIC & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S7 D3 R3 E21N5 \$S5W21 U3 L3 N10 U5 L5 W7 D5 L5 S22 L3 D3 S3 D3 R3 S5E3S9 D4 R4 E6 U4 R4 FOP=[YR=2005] E8N5W8S5\$N5E8 S12E13FGR=[YR=2005] S18E24N33W20 D3 L3 S10W1S2\$N2E1N10 U3 R3 E20N9 E3USP=[YR=2016] E10 N20 W13 S10 E3 S10\$ N10W3N10\$ PTR=N20 FUS=[YR=2005] N5E3N8E5N8W5N6 UAT=[YR=2005] N11W7S11 E7\$W7N11E6N4 E6N10W6N10W2 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S10 E24N5\$S5 W24S13W5S5W8S13 D4 R4 E6 U4 R4 E8S7E13N8E4S22E3S5E8\$ S20\$.