LOT 7
IN OR 2033/1363
LEMACKS HEIGHTS PB5/195

THACKER ARNOLD & MARY LEE/VAN ZANT ANGEL
97055 CHESTER RIVER ROAD
YULEE, FL 32097

2024

42-3N-28-1215-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

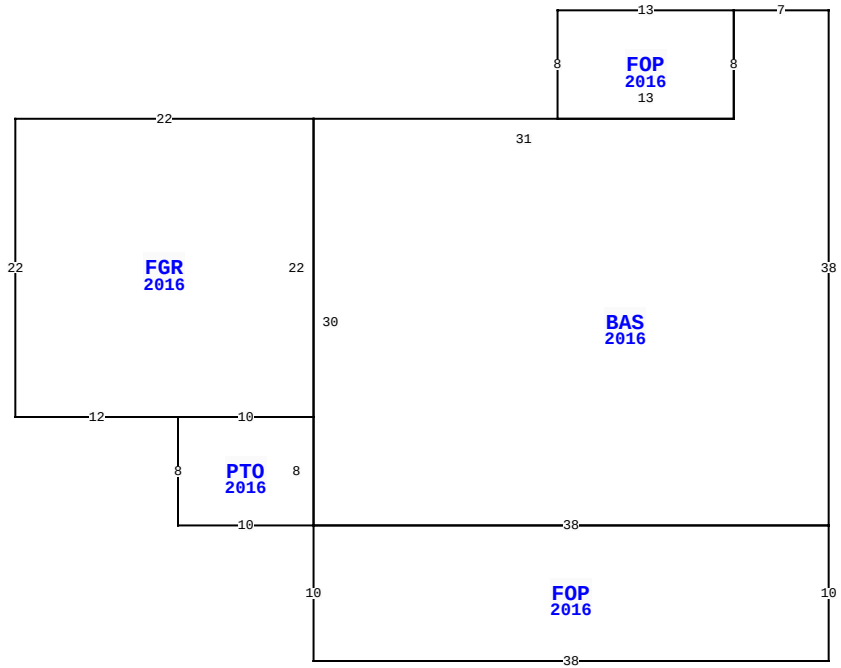
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	186,373
FGR	484	55	266	41,451
FOP	104	30	31	4,831
FOP	380	30	114	17,765
PTO	80	5	4	624
TOTALS	2,244		1,611	251,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,611	128.5200	160.65	258,807	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 1196 HX Base Yr 2017



97055 CHESTER RIVER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,043
TOTAL MARKET OB/XF VALUE		7,947
TOTAL LAND VALUE - MARKET		84,800
TOTAL MARKET VALUE		343,790
SOH/AGL Deduction		154,547
ASSESSED VALUE		189,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,243
TOTAL JUST VALUE		343,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632355	CO ISSUED	0	11/30/2016
B1632355	NEW CONSTR	170,135	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1363	3/14/2016	QC	U	V	11	100
GRANTOR: EPPLEY ERIC &						
GRANTEE: THACKER ARNOLD & MA						
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=2016] W7 FOP=[YR=2016] W13 S8 E13 N8$ S8 W31
FGR=[YR=2016] W22 S22 E12 PTO=[YR=2016] S8 E10
FOP=[YR=2016] S10 E38 N10 W38$ N8 W10$ E10 N22$ S30 E38
N38$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2016	2016	3	96	4,178	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 7,947

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		RSF-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.06 Total Land Value: 84,800 Market: 0 Agricultural: 0 Common: 84,800 PRINTED 08/06/2024 BY SYS