



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,521	100	1,521	134,336
DCK	700	10	70	6,183
FGR	390	55	214	18,901
FOP	379	30	114	10,069
TOTALS	2,990		1,919	169,487

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0810	CONCRETE A	0 100	0	0	217.00	SF	6.50	6.50	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0007	RSF-1	0.00	0.00	1.08	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,919	112.0140	106.41	204,201	1989	1989	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0 Heated Area: 1521 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/20/2023 MLU											

97013 CHESTER RIVER RD, YULEE											
TOTAL OB/XF 3,114											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		169,487	
TOTAL MARKET OB/XF VALUE		3,114	
TOTAL LAND VALUE - MARKET		86,400	
TOTAL MARKET VALUE		259,001	
SOH/AGL Deduction		95,539	
ASSESSED VALUE		163,462	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		113,462	
TOTAL JUST VALUE		259,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901717	REPAIR/RRF	6,000	03/01/2019
5467	NEW CONSTR	7,500	01/25/1989
5460	NEW CONSTR	53,400	01/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0671/1480	12/10/1992	WD	U	I	01	52,500	
GRANTOR: WILDER CHARLES							
GRANTEE: WILDER CHARLES & J							
0560/1034	1/11/1989	WD	Q	V		10,000	
GRANTOR: LEMACKS LARRY DONALD							
GRANTEE: WILDER CHARLES F II							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W13 DCK=[YR=1993] N14 W50 S14 BAS=[YR=1993] S30 FOP=[YR=1993] S8 E50 N8 W20 D3 L1 W6 U3 L1 W22\$ E22 D3 R1 E6 R1 U3 E20 N30 W50\$ E50\$ S30 E13 N30\$.											