LOT 20
ARNOLD RIDGE PB 6/251

WILSON ALAN B & JAN C L/E/
97087 CHIMNEY RIDGE COURT
YULEE, FL 32097

2024

43-3N-28-082A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

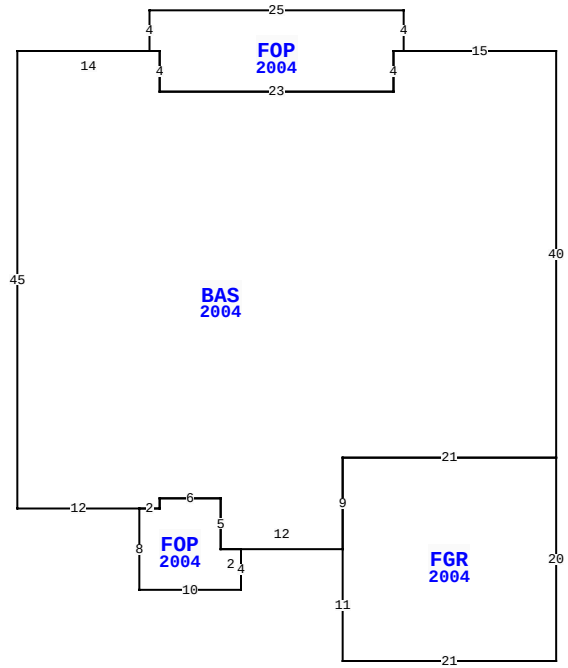
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2,230	256,762
FGR	420	55	231	26,597
FOP	78	30	23	2,648
FOP	192	30	58	6,678
TOTALS	2,920		2,542	292,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	101.1408	126.43	321,385	2004	2006	0	0	0	8.93	91.07

1 SNGL FAM – 100% - 2006 Heated Area: 2230 HX Base Yr 2006



97087 CHIMNEY RIDGE CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,685
TOTAL MARKET OB/XF VALUE		6,509
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,194
SOH/AGL Deduction		179,211
ASSESSED VALUE		194,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,983
TOTAL JUST VALUE		374,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007604	REPAIR/RRF	13,900	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0044	7/13/2021	LE	U	I	11	100
GRANTOR: WILSON ALAN B & JAN C						
GRANTEE: WILSON MEREDITH N &						
1335/0041	7/21/2005	WD	Q	I		254,000
GRANTOR: LANDAMERICA ONESTOP I						
GRANTEE: WILSON ALAN B & JAN						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	785.00	SF	5.20	5.20	100	2004	2004	3	84	3,429	

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W14 S45 E12 FOP=[YR=2004] S8 E10 N4 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E12 FGR=[YR=2004] S11 E21 N20 W21 S9 $ N9 E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 6,509

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS