LOT 2
IN OR 1935/1633
NORTHBROOK PB 7/285

LANHAM CHARLES G & LINDA
87187 CHESAPEAKE AVE
YULEE, FL 32097

2024

43-3N-28-1460-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

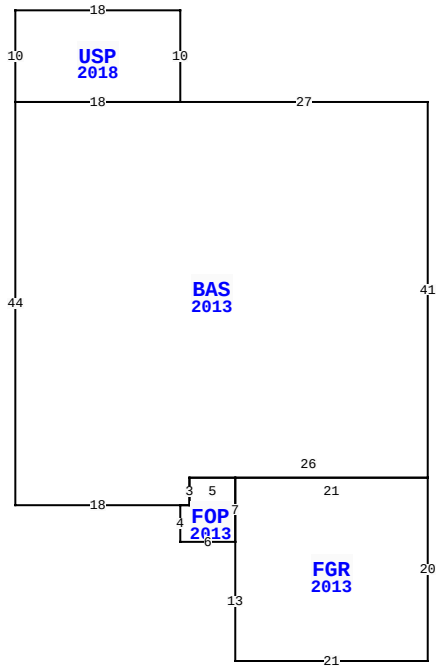
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	201,621
FGR	420	55	231	24,488
FOP	39	30	12	1,272
USP	180	30	54	5,724
TOTALS	2,541		2,199	233,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	120.6282	114.60	252,005	2013	2013	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1902 HX Base Yr 2015



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/10/2024 MLU
AG DATE	

87187 CHESAPEAKE AVE, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,105
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,136
SOH/AGL Deduction		124,434
ASSESSED VALUE		186,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,702
TOTAL JUST VALUE		311,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327590	CO ISSUED	0	05/29/2014
B1327590	NEW CONSTR	209,269	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/1633	9/03/2014	WD	Q	I	02	169,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LANHAM CHARLES G &						
1872/1816	8/15/2013	WD	Q	V	01	32,500
GRANTOR: D E C K LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 USP=[YR=2018] N10 W18 S10 E18 $ W18 S44 E18 FOP=[YR=2013] S4 E6 FGR=[YR=2013] S13 E21 N20 W21 S7 $ N7 W5 S3 W1 $ E1 N3 E26 N41 $.

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	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2013	2013	3	94	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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-2	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