LOT 27
NORTHBROOK PB 7/285

DEMONACO ROBIN E & CHARLES FOSTER
87071 CHESAPEAKE AVENUE
YULEE, FL 32097

2024

43-3N-28-1460-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

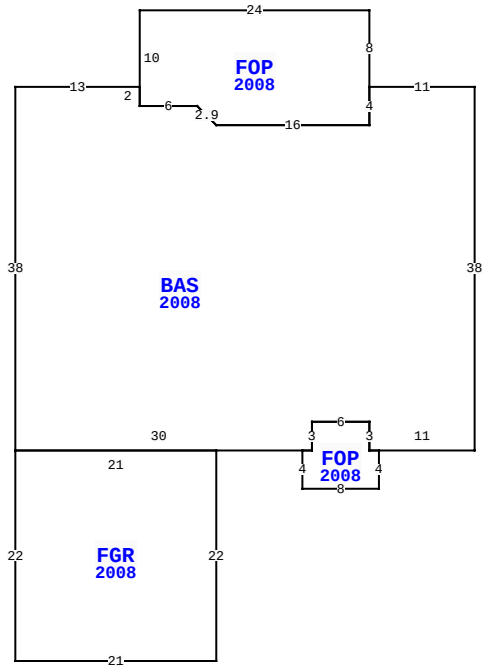
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,724	100	1,724	181,271
FGR	462	55	254	26,707
FOP	50	30	15	1,577
FOP	274	30	82	8,622
TOTALS	2,510		2,075	218,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	119.0112	113.06	234,600	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1724 HX Base Yr 2023



87071 CHESAPEAKE AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,178
TOTAL MARKET OB/XF VALUE		3,627
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,805
SOH/AGL Deduction		26,886
ASSESSED VALUE		269,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,919
TOTAL JUST VALUE		296,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20576	CO ISSUED	0	09/11/2008
M13513	MECH OTHER	0	12/01/2007
E20196	ELEC OTHER	2,500	11/01/2007
B20576	NEW CONSTR	0	10/01/2007
P12779	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0157	12/19/2022	WD	Q	I	01	371,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DEMONACO ROBIN ELAI						
2568/1864	4/25/2022	WD	U	I	37	364,200
GRANTOR: LEVITT JONATHAN B & T						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FOP=[YR=2008] N8 W24 S10 E6 D2 R2 E16 N4 $ S4 W16 U2 L2 W6 N2 W13 S38 FGR=[YR=2008] S22 E21 N22 W21 $ E30 FOP=[YR=2008] S4 E8 N4 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11 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	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2008	2008	3	89	2,962	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2008	2008	3	89	665	

LAND DESCRIPTION

TOTAL OB/XF 3,627

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