LOT 28
IN OR 2014/184
NORTHBROOK PB 7/285

ALVAR FL LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2024

43-3N-28-1460-0028-0000

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		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

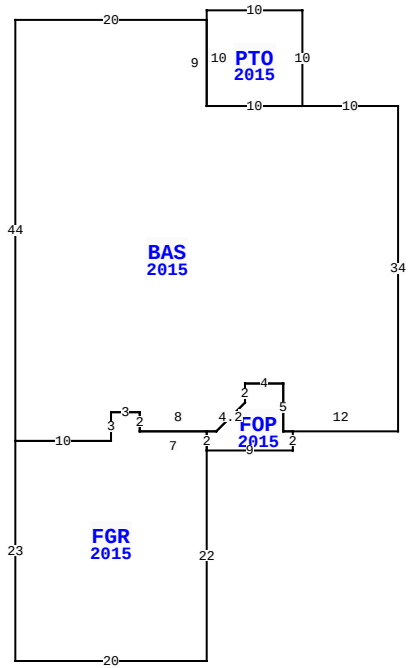
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	173,056
FGR	476	55	262	29,829
FOP	43	30	13	1,481
PTO	100	5	5	570
TOTALS	2,139		1,800	204,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	127.4900	121.12	218,016	2015	2015	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 1520 HX Base Yr



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

87057 CHESAPEAKE AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,935
TOTAL MARKET OB/XF VALUE	3,693
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	283,628
SOH/AGL Deduction	33,757
ASSESSED VALUE	249,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,871
TOTAL JUST VALUE	283,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530888	CO ISSUED	0	11/16/2015
B1530888	NEW CONSTR	188,032	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0184	11/13/2015	WD	Q	I	01	165,300
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ALVAR FL LLC						
1982/1045	5/28/2015	WD	Q	V	05	130,000
GRANTOR: D E C K LLC						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N10 W10 S10 E10$ W10 N9 W20 S44 FGR=[YR=2015] S23 E20 N22 FOP=[YR=2015] E9 N2 W1 N5 W4 S2 D3 L3 W1 S2$ N2 W7 N2 W3 S3 W10$ E10 N3 E3 S2 E8 U3 R3 N2 E4 S5 E12 N34$.

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	0	34	3	102.00	SF	6.50	6.50	100	2015	2015	3	95	630	
2	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	2015	2015	3	95	3,063	

LAND DESCRIPTION

TOTAL OB/XF 3,693

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	0		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