LOT 29
IN OR 2020/556
NORTHBROOK PB 7/285

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

2024

43-3N-28-1460-0029-0000

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 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

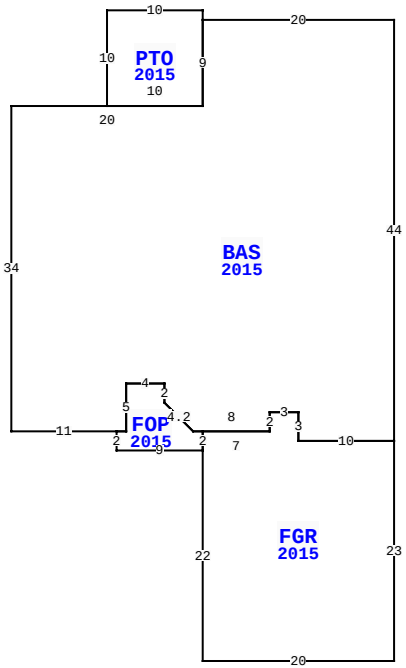
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	171,113
FGR	476	55	262	29,494
FOP	43	30	13	1,464
PTO	100	5	5	563
TOTALS	2,139		1,800	202,634

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	126.0600	119.76	215,568	2015	2015	0	0	0	6.00	94.00

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



87043 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	202,634
TOTAL MARKET OB/XF VALUE	4,593
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	282,227
SOH/AGL Deduction	33,884
ASSESSED VALUE	248,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,343
TOTAL JUST VALUE	282,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1531232	CO ISSUED	0	12/30/2015
B1531232	NEW CONSTR	188,032	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2020/0556	12/23/2015	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

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	0	0	0	806.00	SF	5.20	5.20	100	2015	2015	3	95	3,982	
2	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2015	2015	3	95	611	

BUILDING DIMENSIONS

BAS=[YR=2015] W20 PTO=[YR=2015] N1 W10 S10 E10 N9$ S9 W20 S34 E11 FOP=[YR=2015] S2 E9 FGR=[YR=2015] S22 E20 N23 W10 N3 W3 S2 W7 S2$ N2 W1 U3 L3 N2 W4 S5 W1$ E1 N5 E4 S2 D3 R3 E8 N2 E3 S3 E10 N44$.

LAND DESCRIPTION

TOTAL OB/XF 4,593

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