LOT 31
NORTHBROOK PB 7/285

**SMITH BRIAN M & ALISHA M**
87015 CHESAPEAKE AVENE
YULEE, FL 32097

**2024**

**43-3N-28-1460-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

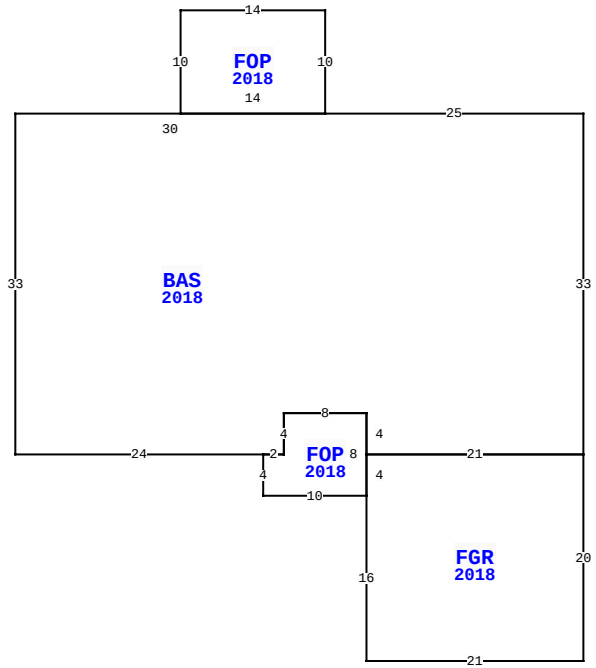
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 1,783 | 100 | 1,783 | 202,470 |
| FGR | 420 | 55 | 231 | 26,231 |
| FOP | 72 | 30 | 22 | 2,499 |
| FOP | 140 | 30 | 42 | 4,769 |
| TOTALS | 2,415 | | 2,078 | 235,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,078 | 124.1856 | 117.98 | 245,162 | 2018 | 2018 | 0 | 0 | 0 | 3.75 | 96.25 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1783 HX Base Yr 2023




87015 CHESAPEAKE AV, 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 | | 235,968 |
| TOTAL MARKET OB/XF VALUE | | 3,720 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 314,688 |
| SOH/AGL Deduction | | 26,625 |
| ASSESSED VALUE | | 288,063 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 233,063 |
| TOTAL JUST VALUE | | 314,688 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,673 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1806076 | CO ISSUED | 0 | 10/30/2018 |
| B1806076 | NEW CONSTR | 234,045 | 06/13/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/1812 | 5/11/2022 | WD | Q | I | 01 | 370,000 |
| GRANTOR: MESSENGER HAYDEN A & | | | | | | |
| GRANTEE: SMITH BRIAN M & ALI | | | | | | |
| 2234/1350 | 10/31/2018 | SW | Q | I | 01 | 231,600 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: MESSENGER HAYDEN A | | | | | | |

## 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 | 0810 | CONCRETE A | 0 | 100 | 22 | 3 | 66.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 416 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 655.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,304 | |

## BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] N10 W14 S10 E14$ W30 S33 E24 FOP=[YR=2018] S4 E10 FGR=[YR=2018] S16 E21 N20 W21 S4$ N8 W8 S4 W2$ E2 N4 E8 S4 E21 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 3,720

| 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 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS