PT OF NW1/4 OF NE1/4 OF
SEC 2-2N-26E IN OR 2365/44

PACE HOLDEN JOSEPH
76175 CHIPPEWA TRAIL
YULEE, FL 32097

2025

02-2N-26-0000-0003-0000

BUILDING CHARACTERISTICS

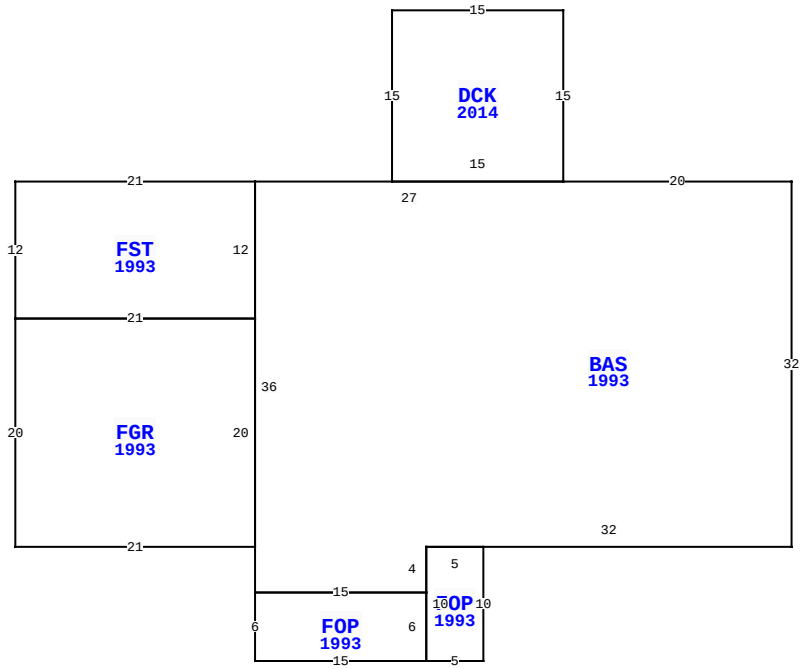
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	139,049
DCK	225	10	2014	22	1,956
FGR	420	55	1993	231	20,537
FOP	50	30	1993	15	1,333
FOP	90	30	1993	27	2,400
FST	252	55	1993	139	12,358
TOTALS	2,601			1,998	177,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	123.4800	123.48	246,713	1978	1988	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1564 HX Base Yr 2022



76175 CHIPPEWA TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,633
TOTAL MARKET OB/XF VALUE		13,929
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		267,162
SOH/AGL Deduction		24,586
ASSESSED VALUE		242,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,854
TOTAL JUST VALUE		267,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000204	REPAIR/RRF	28,500	01/05/2022
21008260	REPAIR/RRF	12,800	06/23/2021
MH992723	MH MOVE-ON	0	06/01/1999
MH982352	MH MOVE-ON	0	08/01/1998
9236	MH MOVE-ON	19,000	03/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0044	6/01/2020	WD	U	I	11	100
GRANTOR: CHAPLAUSKE MARTINE L						
GRANTEE: CHAPLAUSKE MARTINE						
2325/0507	12/10/2019	LE	U	I	11	100
GRANTOR: CHAPLAUSKE MARTINE L						
GRANTEE: CHAPLAUSKE JOSEPH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2014] N15 W15 S15 E15$W27
FST=[YR=1993] W21 S12 FGR=[YR=1993] S20 E21 N20W21$ E21N12 $
S36 FOP=[YR=1993] S6 E15 FOP=[YR=1993] E5 N10 W5S10$ N6W15$
E15 N4 E32 N32$.

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	1,484.00	SF	5.20	5.20	100	2000	2000	3	77	5,942	
2	0201	BARN WD 10	0	100	0	0	1,740.00	SF	17.00	17.00	100	2000	2000	3	27	7,987	

LAND DESCRIPTION

TOTAL OB/XF 13,929

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	RES	100	0005	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 10/18/2021 BY KB Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS