IN OR 889/417
PARCELS 3-1 & 2-2

PACE JOSEPH M & THERESA C
76235 CHIPPEWA TRAIL
YULEE, FL 32097

2025

02-2N-26-0000-0003-0010

BUILDING CHARACTERISTICS

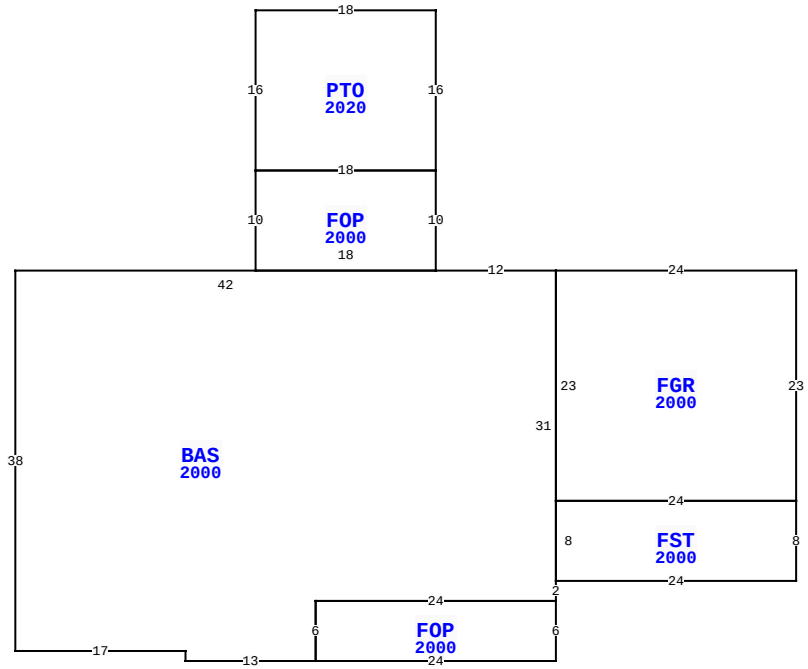
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,945	100	2000	1,945	222,056
FGR	552	55	2000	304	34,707
FOP	144	30	2000	43	4,909
FOP	180	30	2000	54	6,165
FST	192	55	2000	106	12,102
PTO	288	5	2020	14	1,598
TOTALS	3,301			2,466	281,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,466	100.8672	133.14	328,323	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2001 Heated Area: 1945 HX Base Yr 2001



76235 CHIPPEWA TRL, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,566
TOTAL MARKET OB/XF VALUE		9,233
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		380,799
SOH/AGL Deduction		171,454
ASSESSED VALUE		209,345
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		153,623
TOTAL JUST VALUE		380,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004232	REPAIR/RRF	0	04/25/2019
B1326906	GARAGE	41,425	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/0417	6/29/1999	WD	U	I	07	100
GRANTOR: CHAPLAUSKE ANTHONY B						
GRANTEE: PACE JOSEPH M & THE						
0882/0832	5/11/1999	WD	Q	V	01	100
GRANTOR: CHAPLAUSKE ANTHONY B						
GRANTEE: PACE JOSEPH M & THE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W24 BAS=[YR=2000] W12 FOP=[YR=2000] N10
PTO=[YR=2020] N16 W18 S16 E18$ W18 S10 E18 $ W42S38 E17 S1
E13 FOP=[YR=2000] E24 N6W24 S6 $ N6 E24 N2 FST=[YR=2000]
E24 N8 W24 S8 $ N31 $ S23 E24 N23 $.

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	0	0	222.00	SF	6.50	6.50	100	2000	2000	3	77	1,111	
2	0811	CONCRETE B	0	100	275	28	770.00	SF	5.20	5.20	100	2000	2000	3	77	3,083	
3	0810	CONCRETE A	0	100	0	0	816.00	SF	6.50	6.50	100	2016	2016	3	95	5,039	

LAND DESCRIPTION

TOTAL OB/XF 9,233

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/20/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

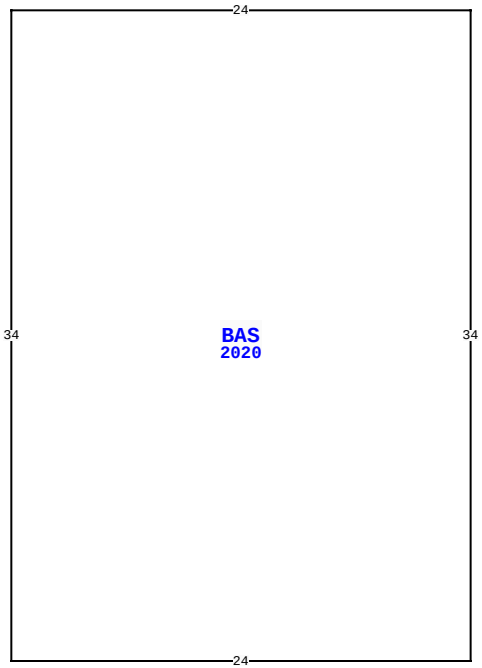
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2020	816	20,029
TOTALS	816			816	20,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	72.1050	26.68	21,771	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2001 Heated Area: 816 HX Base Yr 2001



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0882/0832	5/11/1999	WD	Q	V	01	100
GRANTOR: CHAPLAUSKE ANTHONY B						
GRANTEE: PACE JOSEPH M & THE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S34 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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