

**MCDONALD PHYLLIS SHERRY**  
86005 CHAZZ PL  
YULEE, FL 32097

# 2025

**38-2N-27-1270-0061-0000**



| BUILDING CHARACTERISTICS |  |                  |  |                  |  |                           |  |                          |  | MARKET ADJUSTMENTS   |  |                         |  |                |  |                |  |                       |  | NASSAU COUNTY PROPERTY |  |             |  |                       |  |         |  |                          |  |         |  |
|--------------------------|--|------------------|--|------------------|--|---------------------------|--|--------------------------|--|----------------------|--|-------------------------|--|----------------|--|----------------|--|-----------------------|--|------------------------|--|-------------|--|-----------------------|--|---------|--|--------------------------|--|---------|--|
| CONSTRUCTION             |  |                  |  |                  |  |                           |  |                          |  | VALUATION SUMMARY    |  |                         |  |                |  |                |  |                       |  | PAGE 1 of 1            |  |             |  |                       |  |         |  |                          |  |         |  |
| ELEMENT                  |  | CD               |  | 05               |  | AVERAGE 80                |  | 0100                     |  | 01                   |  | 1,826                   |  | 128.3700       |  | 128.37         |  | 234,404               |  | 1995                   |  | 2000        |  | 0                     |  | 0       |  | 13.00                    |  | 87.00   |  |
| Exterior Wall            |  | 20               |  | FACE BRICK 20    |  | 1                         |  | SINGLE FAM - 100% - 2023 |  | Heated Area: 1504    |  | HX Base Yr 2023         |  | VALUATION BY   |  | STANDARD       |  | Tax Group: 4          |  | Tax Dist:              |  | 203,931     |  | BUILDING MARKET VALUE |  | 5,284   |  | TOTAL MARKET OB/XF VALUE |  | 55,000  |  |
| Roof Structur            |  | 03               |  | GABLE/HIP 100    |  | TOTAL LAND VALUE - MARKET |  | 264,215                  |  | SOH/AGL Deduction    |  | 7,820                   |  | ASSESSED VALUE |  | 256,395        |  | TOTAL EXEMPTION VALUE |  | HX HB WX SX            |  | 105,722     |  | BASE TAXABLE VALUE    |  | 150,673 |  | TOTAL JUST VALUE         |  | 264,215 |  |
| Roof Cover               |  | 03               |  | COMP SHNGL 100   |  | NCON VALUE                |  | 0                        |  | INCOME VALUE         |  | PREVIOUS YEAR MKT VALUE |  | 290,423        |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| Interior Wall            |  | 05               |  | DRYWALL 100      |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| Interior Floo            |  | 11               |  | CLAY TILE 70     |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| Interior Floo            |  | 14               |  | CARPET 30        |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| 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                  |  | 05               |  | Quality Level 05 |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| DOR CODE                 |  | 0100             |  | SINGLE FAMILY    |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| MAP NUM                  |  |                  |  | MKT AREA         |  |                           |  | 04                       |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| NEIGHBORHOOD/LOC         |  | 4046.00          |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| AREA TYPE                |  | TOTAL GROSS AREA |  | PCT OF BASE      |  | YEAR                      |  | TOT ADJ AREA             |  | SUBAREA MARKET VALUE |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| BAS                      |  | 1,504            |  | 100              |  | 1995                      |  | 1,504                    |  | 167,969              |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| FGR                      |  | 480              |  | 55               |  | 1995                      |  | 264                      |  | 29,484               |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| FOP                      |  | 24               |  | 30               |  | 1995                      |  | 7                        |  | 782                  |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| FOP                      |  | 126              |  | 30               |  | 1995                      |  | 38                       |  | 4,244                |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| PTO                      |  | 252              |  | 5                |  | 1995                      |  | 13                       |  | 1,452                |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| TOTALS                   |  | 2,386            |  |                  |  |                           |  | 1,826                    |  | 203,931              |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| EXTRA FEATURES           |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| 86005 CHAZZ PL, YULEE    |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| BLD DATE                 |  | 05/10/2022       |  | NW               |  | LGL DATE                  |  | 04/30/2025               |  | MLU                  |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| XF DATE                  |  |                  |  |                  |  | LAND DATE                 |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| INC DATE                 |  |                  |  |                  |  | AG DATE                   |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
| L N                      |  | 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                        |  | 0500             |  | FP-PRE FAB       |  | 0 100                     |  | 0 0                      |  | 1.00                 |  | UT                      |  | 3,500.00       |  | 3,500.00       |  | 100                   |  | 1995                   |  | 1995        |  | 3                     |  | 76      |  | 2,660                    |  |         |  |
| 2                        |  | 0811             |  | CONCRETE B       |  | 0 100                     |  | 0 0                      |  | 742.00               |  | SF                      |  | 5.20           |  | 5.20           |  | 100                   |  | 1995                   |  | 1995        |  | 3                     |  | 68      |  | 2,624                    |  |         |  |
|                          |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
|                          |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
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|                          |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |
|                          |  |                  |  |                  |  |                           |  |                          |  |                      |  |                         |  |                |  |                |  |                       |  |                        |  |             |  |                       |  |         |  |                          |  |         |  |