PT LOTS 3 & 4 S-1 & S-2
IN OR 1477/1913
YULEE FARMS SUB 1 PB 2/37

CHAE PROPERTIES LLC/
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4500-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

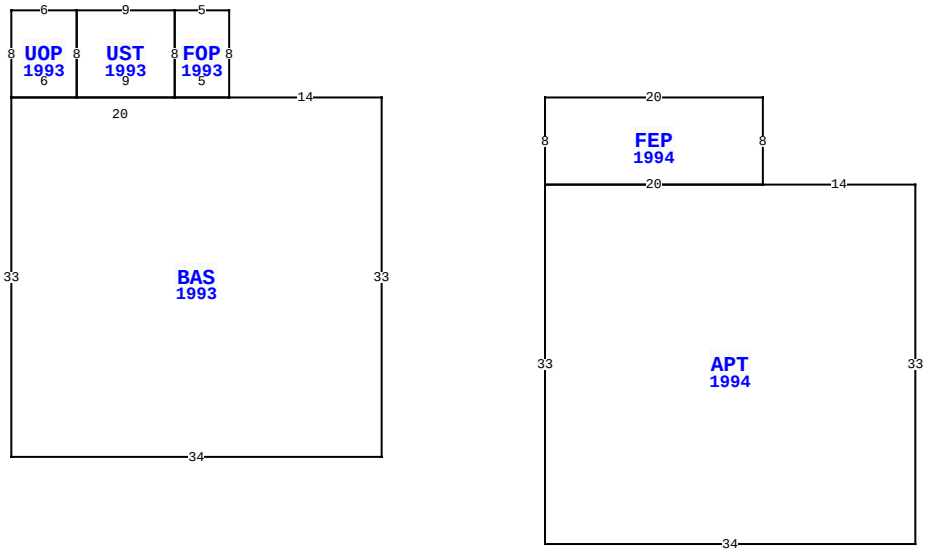
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3600	CAMPS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,122	100	1994	1,122	80,622
BAS	1,122	100	1993	1,122	80,622
FEP	160	80	1994	128	9,198
FOP	40	30	1993	12	863
UOP	48	20	1993	10	719
UST	72	40	1993	29	2,084
TOTALS	2,564			2,423	174,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,423	103.0208	143.71	348,209	1973	1973	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2372 HX Base Yr



850430 US HWY 17, YULEE

BLD DATE	08/05/2020 KK	LGL DATE	
XF DATE	08/05/2020 KK	LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	174,104
TOTAL MARKET OB/XF VALUE	194,495
TOTAL LAND VALUE - MARKET	852,776
TOTAL MARKET VALUE	1,221,375
SOH/AGL Deduction	471,172
ASSESSED VALUE	750,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	750,203
TOTAL JUST VALUE	1,221,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,012,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984849	CHNGE SRVC	0	03/02/1998
7023	SWIM POOL	4,200	02/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1913	2/09/2007	WD	Q	I		800,000
GRANTOR: KENEALY MARILYN						
GRANTEE: CHAE PROPERTIES LLC						
1073/0918	8/07/2002	QC	Q	I	01	100
GRANTOR: KENEALY GERALD J & MA						
GRANTEE: KENEALY MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14FOP=[YR=1993] N8 W5 UST=[YR=1993] W9
UOP=[YR=1993] W6 S8 E6 N8$ S8 E9 N8$ S8 E5$ W20 S33 E34 N33$
PTR=E15 FEP=[YR=1994] E20 S8 APT=[YR=1994] E14 S33 W34 N33
E20 $ W20 N8$ W15$.

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	0845	KOOL DECK	0	0	27	6	162.00	SF	7.25	7.25	100	1974	1974	3	24	282	
2	0845	KOOL DECK	0	0	116	4	464.00	SF	7.25	7.25	100	1974	1974	3	24	807	
3	0861	POOL GUNIT	0	0	38	18	684.00	SF	85.00	85.00	100	1974	1974	3	20	11,628	
4	0940	SHEDS/PORT	0	0	30	20	600.00	SF	30.00	30.00	100	1973	1973	3	20	3,600	
5	0810	CONCRETE A	0	0	15	15	300.00	SF	6.50	6.50	100	1980	1980	3	30	585	
6	0803	ASPHALT C	0	0	0	0	23,528.00	SF	2.00	2.00	100	1983	1983	3	50	23,528	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	100	1983	1983	3	20	322	
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1980	1980	3	20	257	
9	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
10	0940	SHEDS/PORT	0	0	21	14	294.00	SF	30.00	30.00	100	1995	1995	3	20	1,764	

TOTAL OB/XF 43,253

LAND DESCRIPTION

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	002820	C	RV PARK	0	0004	RM	0.00	0.00	213,194.00	SF		1.00	1.00	1.00	4.00	4.00	852,776							

REVIEW DATE 08/05/2020 BY KK Total Acres: 4.89 Total Land Value: 852,776 Market: 0 Agricultural: 0 Common: 852,776 PRINTED 07/30/2025 BY SYS

PT LOTS 3 & 4 S-1 & S-2
IN OR 1477/1913
YULEE FARMS SUB 1 PB 2/37

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3600	CAMPS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	08/05/2020	KK	LGL DATE
XF DATE	08/05/2020	KK	LAND DATE 03/18/2025 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,012,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: CHAE PROPERTIES LLC						
1073/0918	8/07/2002	QC	Q	I	01	100
GRANTOR: KENEALY GERALD J & MA						
GRANTEE: KENEALY MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	0	21	14	294.00	SF	13.20	13.20	100	1995	1995	3	20	776	
12	2810	MH SPACE	0	0	0	0	58.00	SF	2,400.00	2,400.00	100	0	0	3	100	139,200	
13	0446	BOX FNC 6'	0	0	0	0	226.00	LF	20.00	20.00	100	2009	2009	3	35	1,582	
14	0479	VF PICKET	0	0	0	0	102.00	LF	10.00	10.00	100	2005	2005	3	64	653	
15	0470	VNYL GATE	0	0	0	0	1.00	UT	120.00	120.00	100	2005	2005	3	64	77	
16	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2005	2005	3	64	1,638	
17	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1999	1999	3	100	1,100	
18	0681	POLE SHED	0	0	20	7	140.00	SF	15.00	15.00	100	1999	1999	3	26	546	
19	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000	2000	3	48	2,986	
20	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	

TOTAL OB/XF 150,987

LAND DESCRIPTION

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

REVIEW DATE 08/05/2020 BY KK Total Acres: 4.89 Total Land Value: 852,776 Market: 0 Agricultural: 0 Common: 852,776 PRINTED 07/30/2025 BY SYS

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

BUILDING DIMENSIONS

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
21	1242	WD DECK A	0	0	17	3	51.00	SF	10.00	10.00	100	2012	2012	3	50	255	

LAND DESCRIPTION

TOTAL OB/XF 255

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

REVIEW DATE 08/05/2020 BY KK Total Acres: 4.89 Total Land Value: 852,776 Market: 0 Agricultural: 0 Common: 852,776 PRINTED 07/30/2025 BY SYS