

DEFEE JOHN DANIEL JR & KELLY M
97107 CHESTER RIVER ROAD
YULEE, FL 32097

42-3N-28-1215-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	3.5	100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,108	100	2004	3,108	388,243
FGR	606	55	2004	333	41,598
FOP	200	30	2004	60	7,495
FOP	368	30	2004	110	13,741
FUS	364	100	2004	364	45,470
STP	27	10	2004	3	375
TOTALS	4,673			3,978	496,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,978	105.4800	139.23	553,857	2004	2004		0		0 10.28	89.72

1 SNGL FAM - 100% - 2005
Heated Area: 3472
HX Base Yr 2005

Diagram labels:
FOP 2004
FUS 2004
BAS 2004
FGR 2004
STP 2004

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		496,921	
TOTAL MARKET OB/XF VALUE		6,783	
TOTAL LAND VALUE - MARKET		162,180	
TOTAL MARKET VALUE		665,884	
SOH/AGL Deduction		364,162	
ASSESSED VALUE		301,722	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		251,000	
TOTAL JUST VALUE		665,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,858	

PERMIT NUM DESCRIPTION AMT ISSUED

P0363857 NEW CONSTR 254,288 06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0566/1080	4/03/1989	WD	U	V	09	18,000

GRANTOR: LEMACKS LARRY DONALD

GRANTEE: DEFEE JOHN JR & K M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 S9 FOP=[YR=2004] W50 S10 E6 N2 E24 N2 E10S2 E4 N2 E2 N2 E2 N2 \$ S2 W2 S2 W2 S2 W2 S2 W4 N2 W10S2 W24 S2 W6 N10 W12 S36 E11 S14 E9 FOP=[YR=2004] S8 E8 STP=[YR=2004] S3 E9 N3 W9 \$ E17 N8 W25 \$ E34 N14 E8 FGR=[YR=2004] S3 E26 N25 W24 S22 W2 \$ E2 N22 E24 N23 \$ PTR=E15 FUS=[YR=2004] E13 S28 W13 N28 \$ W15 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	RSF-1	0.00	0.00	2.12	AC		1.00	1.00	0.90	85,000.00	76,500.00	162,180							

TOTAL OB/XF

6,783

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 2.12

Total Land Value: 162,180

Market: 0

Agricultural: 0

Common: 162,180

PRINTED 07/30/2025 BY SYS