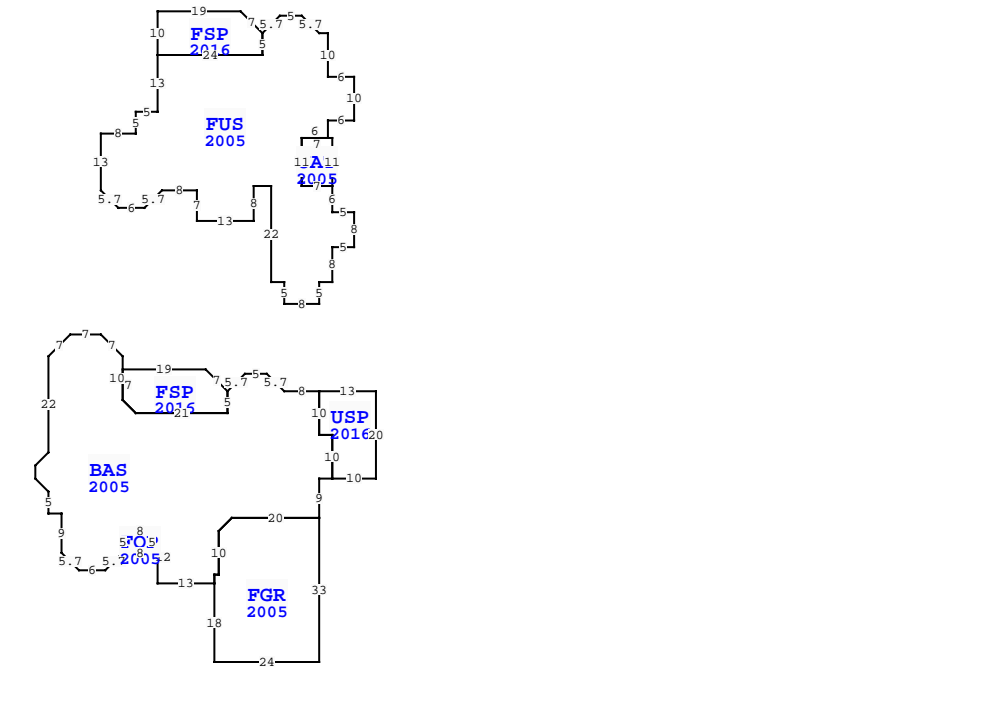




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	5,053	107.6350	142.08	717,930	2005	2005	0	0	0	9.05	90.95

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		652,957	
TOTAL MARKET OB/XF VALUE		113,945	
TOTAL LAND VALUE - MARKET		89,250	
TOTAL MARKET VALUE		856,152	
SOH/AGL Deduction		121,401	
ASSESSED VALUE		734,751	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		684,029	
TOTAL JUST VALUE		856,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		896,738	



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
BAS	2,348	100
FGR	775	55
FOP	40	30
FSP	223	40
FSP	228	40
FUS	2,010	100
UAT	77	10
USP	230	30
TOTALS	5,931	

97077 CHESTER RIVER RD, YULEE	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008666	REPAIR/RRF	18,475	10/01/2020
C192575	SCRN ENCLSR	32,000	05/01/2019
B1909479	SWIM POOL	81,700	01/01/2019
B13125	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/126	1/31/2024	WD Q	Q	I	01	998,000
GRANTOR: EPPLEY ERIC						
GRANTEE: CHRIST MATTHEW & JE						
1764/1089	11/08/2011	WD U	U	I	11	190,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: EPPLEY ERIC & ANGEL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0	100	0	0	1,353.00	SF	4.00	4.00	100	2005
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	16.80	16.80	100	2012
4	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2012
5	0911	SCRN RM A	0	100	0	0	2,233.00	SF	17.50	17.50	100	2019
6	0861	POOL GUNIT	0	100	0	0	590.00	SF	85.00	85.00	100	2019
7	0857	SANDSTONE/	0	100	0	0	1,643.00	SF	16.00	16.00	100	2019

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2005	3	88	3,080	
2005	3	84	4,546	
2012	3	50	2,419	
2012	3	50	2,200	
2019	3	82	32,044	
2019	3	87	43,631	
2019	3	99	26,025	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2005] W8 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S7 D3 R3 E21N5 \$S5W21 U3 L3 N10 U5 L5 W7 D5 L5 S22 L3 D3 D3 R3 S5E3S9 D4 R4 E6 U4 R4 FOP=[YR=2005] E8N5W8S5\$N5E8 S12E13FGR=[YR=2005] S18E24N33W20 D3 L3 S10W1S2\$N2E1N10 U3 R3 E20N9 E3USP=[YR=2016] E10 N20 W13 S10 E3 S10\$ N10W3N10\$ PTR=N20 FUS=[YR=2005] N5E3N8E5N8W5N6 UAT=[YR=2005] N11W7S11 E7\$W7N11E6N4 E6N10W6N10W2 U4 L4 W5 D4 L4 FSP=[YR=2016] U5 L5 W19S10 E24N5\$S5 W24S13W5S5W8S13 D4 R4 E6 U4 R4 E8S7E13N8E4S22E3S5E8\$ S20\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	89,250								