LOT 7
IN OR 2033/1363
LEMACKS HEIGHTS PB5/195

THACKER ARNOLD & MARY LEE/VAN ZANT ANGEL
97055 CHESTER RIVER ROAD
YULEE, FL 32097

2025

42-3N-28-1215-0007-0000

BUILDING CHARACTERISTICS

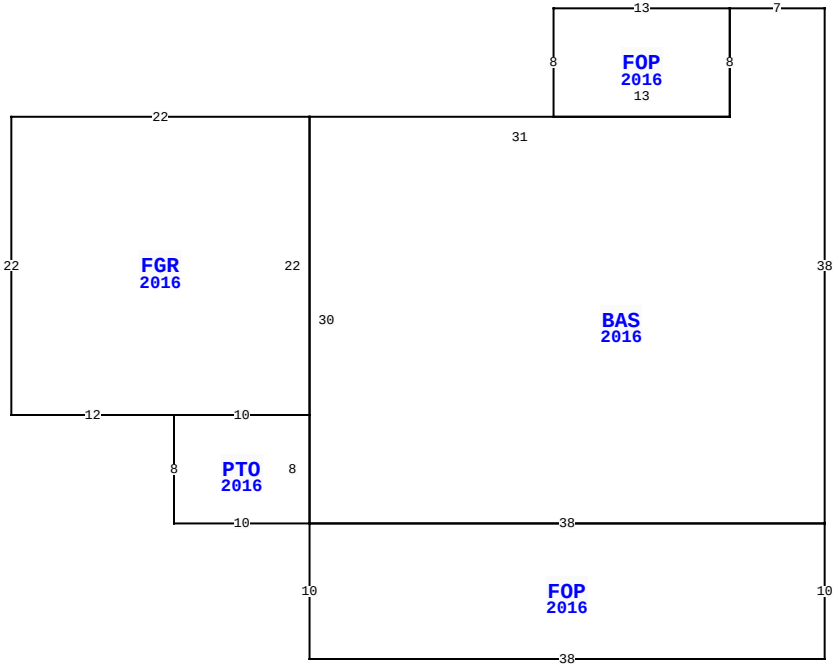
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,196	100	2016	1,196	195,799
FGR	484	55	2016	266	43,548
FOP	104	30	2016	31	5,075
FOP	380	30	2016	114	18,663
PTO	80	5	2016	4	655
TOTALS	2,244			1,611	263,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,611	128.5200	169.65	273,306	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 1196 HX Base Yr 2017



97055 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,740
TOTAL MARKET OB/XF VALUE		7,901
TOTAL LAND VALUE - MARKET		90,100
TOTAL MARKET VALUE		361,741
SOH/AGL Deduction		167,010
ASSESSED VALUE		194,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,009
TOTAL JUST VALUE		361,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632355	CO ISSUED	0	11/30/2016
B1632355	NEW CONSTR	170,135	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1363	3/14/2016	QC	U	V	11	100
GRANTOR: EPPLEY ERIC &						
GRANTEE: THACKER ARNOLD & MA						
1764/1089	11/08/2011	WD	U	I	11	190,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: EPPLEY ERIC & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W7 FOP=[YR=2016] W13 S8 E13 N8$ S8 W31
FGR=[YR=2016] W22 S22 E12 PTO=[YR=2016] S8 E10
FOP=[YR=2016] S10 E38 N10 W38$ N8 W10$ E10 N22$ S30 E38 N38$.

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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2016	2016	3	95	4,135	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 7,901

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		RSF-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	85,000.00	85,000.00	90,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.06 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 07/30/2025 BY SYS