



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 83,300 TOTAL MARKET VALUE 83,300 SOH/AGL Deduction 18,733 ASSESSED VALUE 64,567 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 64,567 TOTAL JUST VALUE 83,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 78,400										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2768/1870 2/18/2025 WD Q V 01 95,000 GRANTOR: EPPLEY ERIC & ANGEL GRANTEE: CHRIST MATTHEW JARE 2380/0715 7/29/2020 WD Q V 01 45,000 GRANTOR: WILDER CHARLES F & JE GRANTEE: EPPLEY ERIC & ANGEL											
TOTALS																											
EXTRA FEATURES						CHESTER RIVER RD, YULEE																					
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												
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
																	LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0007	RSF-1	0.00	0.00	0.98	AC		1.00	1.00	1.00	85,000.00	85,000.00	83,300										
																	TOTAL OB/XF 0										
REVIEW DATE 04/11/2025 BY MLU Total Acres: 0.98 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS																											