LOT 1
NORTHBROOK PB 7/285

HOLMES JOHN D
87201 CHESAPEAKE AVE
YULEE, FL 32097

2025

43-3N-28-1460-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

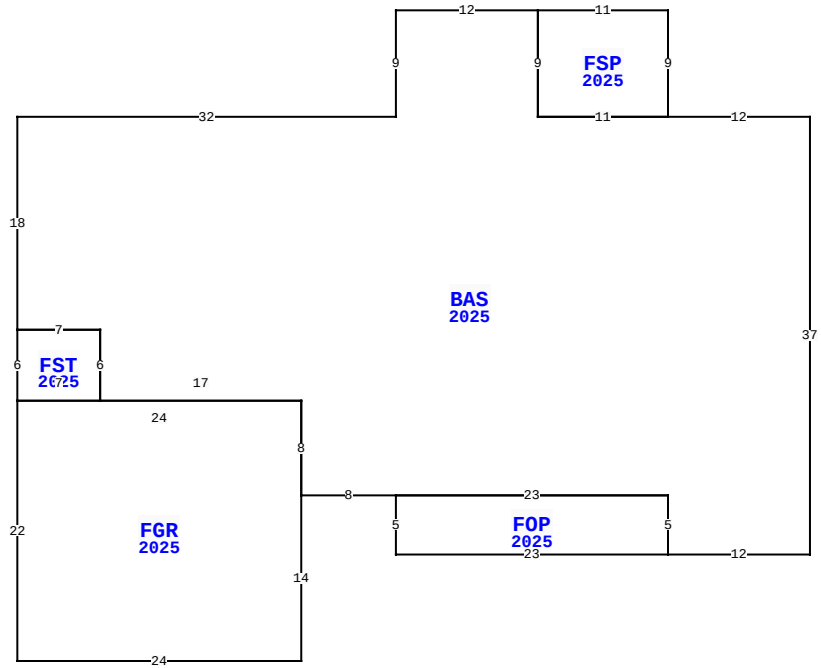
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2025	2,078	364,357
FGR	528	55	2025	290	50,849
FOP	115	30	2025	34	5,962
FSP	99	40	2025	40	7,014
FST	42	55	2025	23	4,033
TOTALS	2,862			2,465	432,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,465	110.9760	175.34	432,213	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2078 HX Base Yr 2025



87201 CHESAPEAKE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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		432,213
TOTAL MARKET OB/XF VALUE		10,702
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		567,915
SOH/AGL Deduction		113,038
ASSESSED VALUE		454,877
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,155
TOTAL JUST VALUE		567,915
NCON VALUE		442,915
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006592	NEW SFR T-2851 H-	384,414	06/04/2024
B240001264	H-2072 G-503 P-27	384,414	02/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1012	8/09/2022	WD	Q	V	01	76,500
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: HOLMES JOHN D						
2493/1262	9/02/2021	WD	Q	V	02	54,000
GRANTOR: GRIFFIN PHILIP H						
GRANTEE: PARK PLACE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E32 N9 E12 S9 E11 E12 S37 W12 N5 W23 W8 N8 W17 N6 W7 N18 $
FST=[YR=2025;ORIG=10,28] E7 S6 W7 N6 $
FSP=[YR=2025;ORIG=54,1] E11 S9 W11 N9 $
FOP=[YR=2025;ORIG=65,42] W23 S5 E23 N5 $
FGR=[YR=2025;ORIG=10,34] E24 S8 S14 W24 N22 $
.

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	0811	CONCRETE B	0	100	0	0	2,058.00	SF	5.20	5.20	100	2025	2024		100	10,702	

LAND DESCRIPTION

TOTAL OB/XF 10,702

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/01/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS