LOT 2
IN OR 1935/1633
NORTHBROOK PB 7/285

LANHAM CHARLES G & LINDA
87187 CHESAPEAKE AVE
YULEE, FL 32097

2025

43-3N-28-1460-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

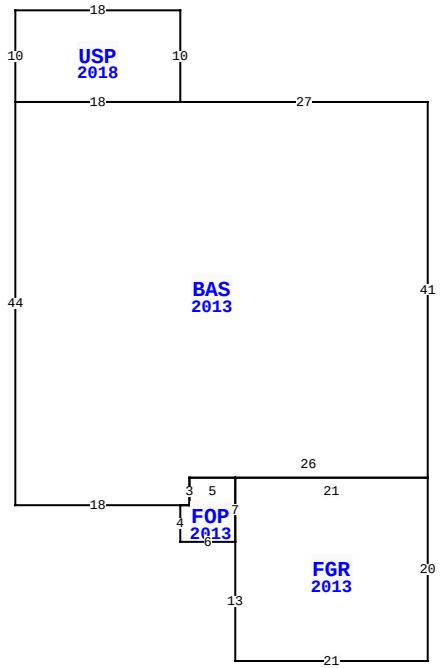
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2013	1,902	191,366
FGR	420	55	2013	231	23,241
FOP	39	30	2013	12	1,207
USP	180	30	2018	54	5,433
TOTALS	2,541			2,199	221,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	109.6620	109.66	241,142	2013	2013	0	0	0	8.25	91.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1902 HX Base Yr 2015



87187 CHESAPEAKE AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,248
TOTAL MARKET OB/XF VALUE		2,998
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		349,246
SOH/AGL Deduction		157,130
ASSESSED VALUE		192,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,394
TOTAL JUST VALUE		349,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327590	CO ISSUED	0	05/29/2014
B1327590	NEW CONSTR	209,269	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/1633	9/03/2014	WD	Q	I	02	169,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LANHAM CHARLES G &						
1872/1816	8/15/2013	WD	Q	V	01	32,500
GRANTOR: D E C K LLC						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 USP=[YR=2018] N10 W18 S10 E18 $ W18 S44 E18 FOP=[YR=2013] S4 E6 FGR=[YR=2013] S13 E21 N20 W21 S7 $ N7 W5 S3 W1 $ E1 N3 E26 N41 $.

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	620.00	SF	5.20	5.20	100	2013	2013	3	93	2,998	

LAND DESCRIPTION

TOTAL OB/XF 2,998

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS