LOT 3
NORTHBROOK PB 7/285

BAUER FAMILY JOINT LIVNG TRUST/BAUER ALAN M TRUSTE
87175 CHESAPEAKE AVENUE
YULEE, FL 32097

2025

43-3N-28-1460-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

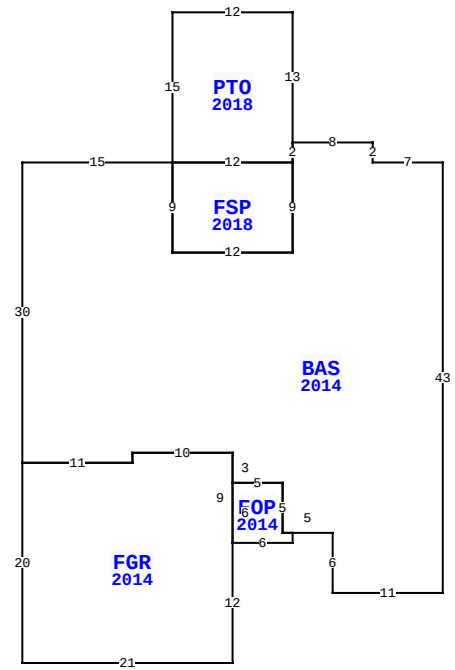
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,346	100	2014	1,346	151,759
FGR	430	55	2014	236	26,609
FOP	31	30	2014	9	1,015
FSP	108	40	2018	43	4,848
PTO	180	5	2018	9	1,015
TOTALS	2,095			1,643	185,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	121.8900	121.89	200,265	2014	2014	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1346 HX Base Yr



87175 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	185,245
TOTAL MARKET OB/XF VALUE	15,182
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	325,427
SOH/AGL Deduction	19,358
ASSESSED VALUE	306,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,069
TOTAL JUST VALUE	325,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2206848	SWIM POOL	14,800	05/04/2022
B1428662	CO ISSUED	0	07/21/2014
B1428662	NEW CONSTR	165,534	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1623	3/10/2022	WD	Q	I	01	355,500
GRANTOR: FIGUS JEREMY JOHN						
GRANTEE: BAUER FAMILY JOINT						
2537/1953	5/03/2021	QC	U	I	11	100
GRANTOR: HICKMAN PAMELA DAWN						
GRANTEE: FIGUS JEREMY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 N2 W8 PTO=[YR=2018] N13 W12 S15 E12 N2$ S2
FSP=[YR=2018] W12 S9 E12 N9 $ S9 W12 N9 W15 S30
FGR=[YR=2014] S20 E21 N12 FOP=[YR=2014] E6 N1 W1 N5 W5 S6 $
N9 W10 S1 W11 $ E11 N1 E10 S3 E5 S5 E5 S6 E11 N43 $.

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	0	0	0	1,037.00	SF	5.20	5.20	100	2014	2014	3	94	5,069	
2	0351	CARPORT MT	0	0	26	12	312.00	SF	10.00	10.00	100	2020	2020	3	86	2,683	
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2020	2020	3	86	7,430	

LAND DESCRIPTION

TOTAL OB/XF 15,182

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	0		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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS