LOT 4
NORTHBROOK PB 7/285

BARRETT BRITTANY H & MARK N JR
87159 CHESAPEAKE AVE
YULEE, FL 32097

2025

43-3N-28-1460-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

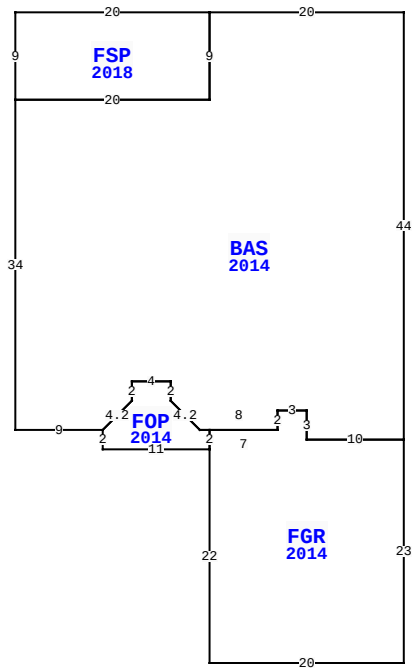
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,515	100	2014	1,515	160,962
FGR	476	55	2014	262	27,836
FOP	51	30	2014	15	1,594
FSP	180	40	2018	72	7,650
TOTALS	2,222			1,864	198,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	114.8560	114.86	214,099	2014	2014	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1515 HX Base Yr 2025



87159 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		198,042
TOTAL MARKET OB/XF VALUE		3,656
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		326,698
SOH/AGL Deduction		0
ASSESSED VALUE		326,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,976
TOTAL JUST VALUE		326,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428786	CO ISSUED	0	08/25/2014
B1428786	NEW CONSTR	188,666	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/539	7/03/2024	WD	U	I	17	330,000
GRANTOR: YULEE METHODIST CHURC						
GRANTEE: BARRETT BRITTANY H						
2700/1492	3/19/2024	QC	U	I	11	100
GRANTOR: YULEE UNITED METHODIS						
GRANTEE: YULEE METHODIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FSP=[YR=2018] W20 S9 E20 N9 $ S9 W20 S34 E9 FOP=[YR=2014] S2 E11 FGR=[YR=2014] S22 E20 N23 W10 N3 W3 S2 W7 S2 $ N2 W1 U3 L3 N2 W4 S2 L3 D3 $ U3 R3 N2 E4 S2 D3 R3 E8 N2 E3 S3 E10 N44 $.

EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	2014	2014	3	94	3,656	

LAND DESCRIPTION

TOTAL OB/XF 3,656

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	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