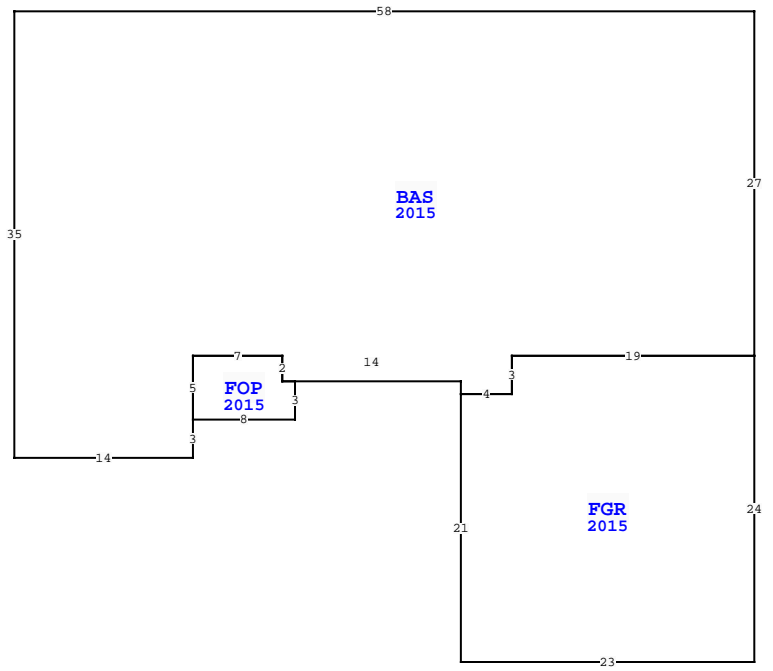


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	N/A 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	1,718	100	2015	1,718	177,250
FGR	540	55	2015	297	30,642
FOP	38	30	2015	11	1,135
TOTALS	2,296			2,026	209,026

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,026	110.6420	110.64	224,157	2015	2015	0	0	0	6.75	93.25
1 SINGLE FAM - 100% - 2016 Heated Area: 1718 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,026
TOTAL MARKET OB/XF VALUE			3,942
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			337,968
SOH/AGL Deduction			168,379
ASSESSED VALUE			169,589
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			118,867
TOTAL JUST VALUE			337,968
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429354	CO ISSUED	0	04/20/2015
B1429354	NEW CONSTR	214,209	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1157	4/15/2015	WD Q	Q	I	02	187,000
GRANTOR: C & S LANDS LLC						
GRANTEE: WACZKOWSKI ARTHUR A						
1936/1273	9/10/2014	WD Q	Q	V	01	35,500
GRANTOR: D E C K LLC						
GRANTEE: C & S LANDS LLC						

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		798.00	SF	5.20				3,942	

87083 CHESAPEAKE AVE, YULEE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/03/2025 MLU

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS=[YR=2015] W58 S35 E14 N3 FOP=[YR=2015] E8 N3 W1 N2 W7
S5 S N5 E7 S2 E14 S1 FGR=[YR=2015] S21 E23 N24 W19 S3 W4 S
E4 N3 E19 N27 S.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								