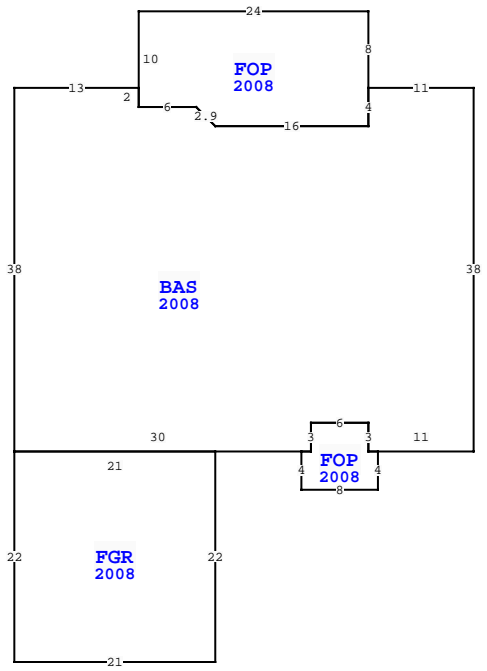




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMMT	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	1,724	100	2008	1,724	172,531
FGR	462	55	2008	254	25,419
FOP	50	30	2008	15	1,501
FOP	274	30	2008	82	8,207
TOTALS	2,510			2,075	207,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,075	108.1920	108.19	224,494	2008	2008	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1724	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			207,657
TOTAL MARKET OB/XF VALUE			3,587
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			336,244
SOH/AGL Deduction			58,497
ASSESSED VALUE			277,747
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			227,025
TOTAL JUST VALUE			336,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20576	CO ISSUED	0	09/11/2008
M13513	MECH OTHER	0	12/01/2007
E20196	ELEC OTHER	2,500	11/01/2007
B20576	NEW CONSTR	0	10/01/2007
P12779	OTHER	0	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/364	10/16/2024	WD	U	I	11	100
GRANTOR: DEMONACO ROBIN E & CH						
GRANTEE: DEMONACO CHARLES F						
2609/0157	12/19/2022	WD	Q	I	01	371,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DEMONACO ROBIN ELAI						

EXTRA FEATURES		87071 CHESAPEAKE AVE, YULEE														
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		SF	5.20	100	2008	2008	3	88	2,929	
2	0810	CONCRETE A	0	100	0	0		SF	6.50	100	2008	2008	3	88	658	

TOTALS		87071 CHESAPEAKE AVE, YULEE			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W11 FOP=[YR=2008] N8 W24 S10 E6 D2 R2 E16 N4 \$ S4 W16 U2 L2 W6 N2 W13 S38 FGR=[YR=2008] S22 E21 N22 W21 \$ E30 FOP=[YR=2008] S4 E8 N4 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11 N38 \$ .	

LAND DESCRIPTION		TOTAL OB/XF															3,587							
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							