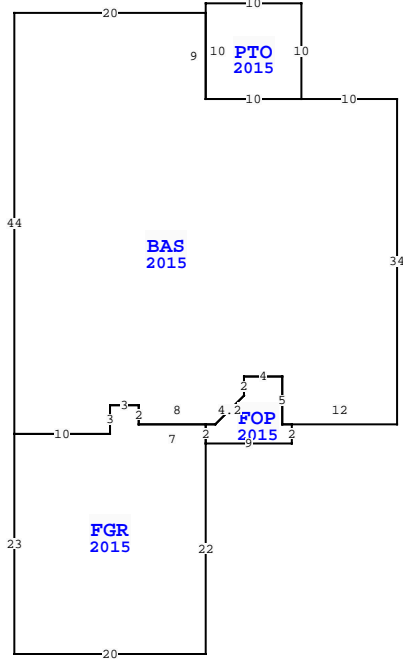




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,520	100	2015
FGR	476	55	2015
FOP	43	30	2015
PTO	100	5	2015
TOTALS	2,139		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025		208,620	2015	2015	0	0	6.75	93.25
				Heated Area: 1520			HX Base Yr 2025				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			194,538
TOTAL MARKET OB/XF VALUE			3,693
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			323,231
SOH/AGL Deduction			0
ASSESSED VALUE			323,231
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			267,509
TOTAL JUST VALUE			323,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530888	CO ISSUED	0	11/16/2015
B1530888	NEW CONSTR	188,032	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/917	8/22/2024	SW	Q	I	01	330,000
GRANTOR: ALVAR FL LLC						
GRANTEE: LOSCO MARK						
2014/0184	11/13/2015	WD	Q	I	01	165,300
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ALVAR FL LLC						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE												
L	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	0810	CONCRETE A	0	100	34	3	SF	6.50	6.50	100	2015	2015	3	95	630	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015	2015	3	95	3,063	

TOTAL OB/XF												3,693	
87057 CHESAPEAKE AVE, YULEE													
BLD DATE				LGL DATE		04/03/2025		MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W10 PTO=[YR=2015] N10 W10 S10 E10\$ W10 N9 W20 S44 FGR=[YR=2015] S23 E20 N22 FOP=[YR=2015] E9 N2 W1 N5 W4 S2 D3 L3 W1 S2\$ N2 W7 N2 W3 S3 W10\$ E10 N3 E3 S2 E8 U3 R3 N2 E4 S5 E12 N34\$.	

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