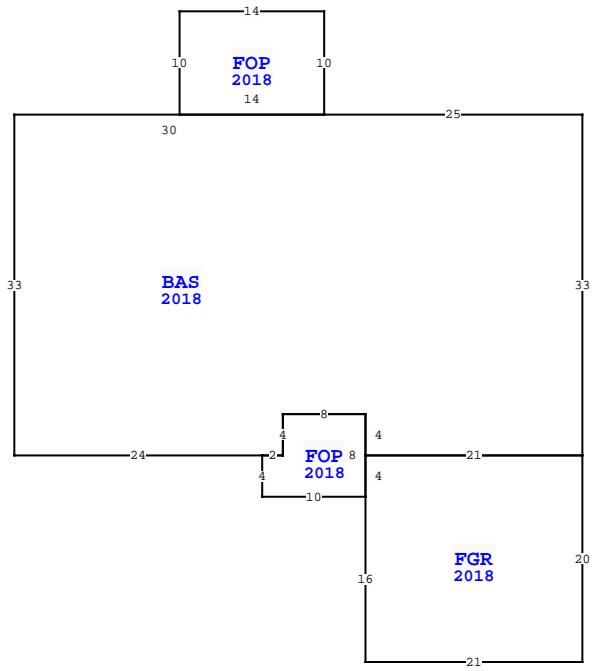




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,783	100	2018
FGR	420	55	2018
FOP	72	30	2018
FOP	140	30	2018
TOTALS	2,415		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,078	112.8960	112.90	234,606	2018	2018	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1783 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		224,049	
TOTAL MARKET OB/XF VALUE		3,720	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		352,769	
SOH/AGL Deduction		56,352	
ASSESSED VALUE		296,417	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		240,695	
TOTAL JUST VALUE		352,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806076	CO ISSUED	0	10/30/2018
B1806076	NEW CONSTR	234,045	06/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1812	5/11/2022	WD	Q	I	01	370,000
GRANTOR: MESSENGER HAYDEN A &						
GRANTEE: SMITH BRIAN M & ALI						
2234/1350	10/31/2018	SW	Q	I	01	231,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MESSENGER HAYDEN A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	22	3			6.50	100	2018
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018

TOTAL OB/XF												3,720			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
87015 CHESAPEAKE AV, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2018] W25 FOP=[YR=2018] N10 W14 S10 E14\$ W30 S33											
E24 FOP=[YR=2018] S4 E10 FGR=[YR=2018] S16 E21 N20 W21 S4\$											
N8 W8 S4 W2\$ E2 N4 E8 S4 E21 N33\$.											

LAND DESCRIPTION												TOTAL OB/XF				3,720			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00								