PT OF LOT 3 (S-1)
IN OR 2219/607
CHESTER MEADOWS UNIT 1 UNR

REDWINE RYAN P & RACHAEL BARRS
97045 RHIANNA LN
YULEE, FL 32097

2025

43-3N-28-5100-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	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	01	Quality Level 01

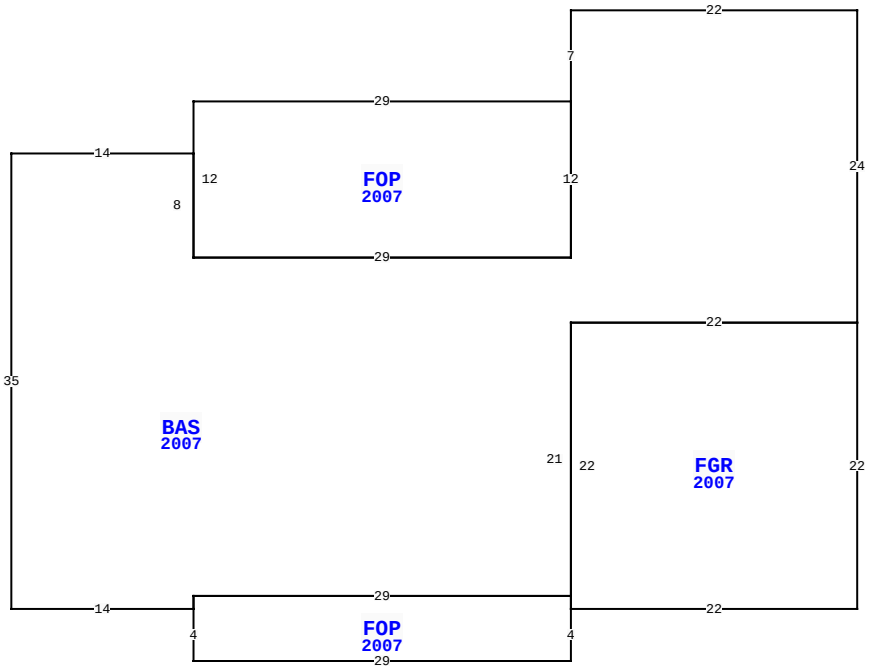
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2007	1,772	224,158
FGR	484	55	2007	266	33,649
FOP	145	30	2007	44	5,566
FOP	348	30	2007	104	13,156
TOTALS	2,749			2,186	276,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	104.1642	137.50	300,575	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2019 Heated Area: 1772 HX Base Yr 2019



97045 RHIANNA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,529
TOTAL MARKET OB/XF VALUE		2,680
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		404,209
SOH/AGL Deduction		189,142
ASSESSED VALUE		215,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,345
TOTAL JUST VALUE		404,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618397	NEW CONSTR	0	12/01/2006
C18397	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0607	8/22/2018	WD	Q	I	02	240,000
GRANTOR: ZICKEFOOSE JOSHUA A						
GRANTEE: REDWINE RYAN PAUL &						
1911/1727	4/11/2014	WD	Q	I	01	195,500
GRANTOR: HAGINS HAROLD G III &						
GRANTEE: ZICKEFOOSE JOSHUA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 S7 FOP=[YR=2007] W29 S12 E29 N12 $ S12 W29 N8 W14 S35 E14 FOP=[YR=2007] S4 E29 N4 FGR=[YR=2007] E22 N22 W22 S22 $ N1 W29 S1 $ N1 E29 N21 E22 N24 $.

EXTRA FEATURES

LN	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	0	0	474.00	SF	6.50	6.50	100	2007	2007	3	87	2,680	

LAND DESCRIPTION

TOTAL OB/XF 2,680

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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-1	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: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS