LOT N OF LOT 29E A/K/A LOT 30
(EX S-1) IN OR 2704/1860
SOUTHERN BELL ESMT OR 608/223

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2025

43-3N-28-5100-0030-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

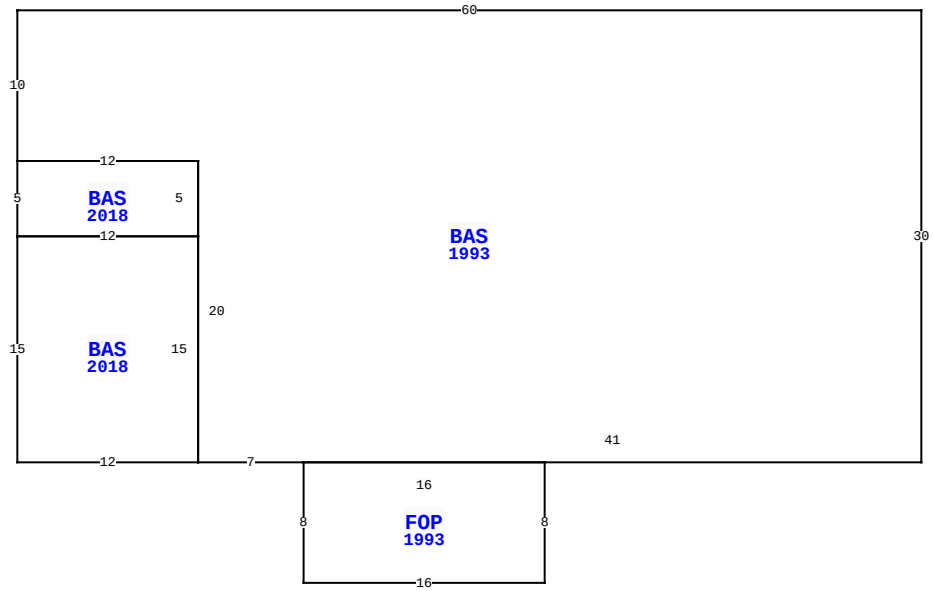
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	167,259
BAS	60	100	2018	60	6,433
BAS	180	100	2018	180	19,299
FOP	128	30	1993	38	4,074
TOTALS	1,928			1,838	197,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	125.4000	125.40	230,485	1987	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1800 HX Base Yr



96782 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,065
TOTAL MARKET OB/XF VALUE	2,319
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	260,584
SOH/AGL Deduction	0
ASSESSED VALUE	260,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,584
TOTAL JUST VALUE	260,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3956	NEW CONSTR	1,650	01/17/1987
3955	NEW CONSTR	1,650	01/16/1987
2020	H/AC	1,800	01/01/1987
3723	NEW CONSTR	34,700	11/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1860	4/04/2024	WD	U	I	37	205,000
GRANTOR: POSEY LISA L						
GRANTEE: OPENDOOR PROPERTY T						
1937/1133	9/15/2014	WD	Q	I	01	148,000
GRANTOR: ELLINGTON JAMES M & P						
GRANTEE: POSEY LISA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S10 BAS=[YR=2018] S5 BAS=[YR=2018] S15 E12 N15 W12 $ E12 N5 W12 $ E12 S20 E7 FOP=[YR=1993] S8 E16 N8 W16 $ E41 N30 $.

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	0	17	4	68.00	SF	6.50	6.50	100	1987	1987	3	49.5	219	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,319

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	0		RSF-	1130.00	163.00	0.48	AC		1.00	1.00	1.50	85,000.00	127,500.00	61,200							

REVIEW DATE 04/22/2019 BY KW Total Acres: 0.48 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS