

PT LOTS 3 & 4 S-1 & S-2
IN OR 1477/1913
YULEE FARMS SUB 1 PB 2/37

CHAE PROPERTIES LLC/
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4500-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floor	08	SHT VINYL 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	5	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3600	CAMPS

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,122	100	1994	1,122	85,536
BAS	1,122	100	1993	1,122	85,536
FEP	160	80	1994	128	9,758
FOP	40	30	1993	12	915
UOP	48	20	1993	10	763
UST	72	40	1993	29	2,211

TOTALS	2,564			2,423	184,718
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0845	KOOL DECK	0	0	27	6	162.00	SF	7.25
2	0845	KOOL DECK	0	0	116	4	464.00	SF	7.25
3	0865	POOL SF	0	0	0	0	684.00	SF	80.00
4	0940	SHEDS/PORT	0	0	30	20	600.00	SF	30.00
5	0810	CONCRETE A	0	0	15	15	300.00	SF	6.50
6	0803	ASPHALT C	0	0	0	0	23,528.00	SF	2.00
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10
9	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00
10	0940	SHEDS/PORT	0	0	21	14	294.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002820	C	RV PARK	0	0004	RM	0.00	0.00	213,194.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	2,423	103.0208	152.47	369,435	1973	1973	0	0	0	50.00	50.00	
1 RETAILSTOR 0% - 0 Heated Area: 2372 HX Base Yr													
UOP 1993 UST 1993 FOP 1993 BAS 1993 FEP 1994 APT 1994													

BLD DATE	08/05/2020	KK	LGL DATE	
XF DATE	08/05/2020	KK	LAND DATE	05/11/2026
INC DATE			AG DATE	DC

TOTAL OB/XF													
67,129													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0845	KOOL DECK	0	0	27	6	162.00	SF	7.25	7.25	100	1974	1974
2	0845	KOOL DECK	0	0	116	4	464.00	SF	7.25	7.25	100	1974	1974
3	0865	POOL SF	0	0	0	0	684.00	SF	80.00	80.00	100	1974	1974
4	0940	SHEDS/PORT	0	0	30	20	600.00	SF	30.00	30.00	100	1973	1973
5	0810	CONCRETE A	0	0	15	15	300.00	SF	6.50	6.50	100	1980	1980
6	0803	ASPHALT C	0	0	0	0	23,528.00	SF	2.00	2.00	100	1983	1983
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	100	1983	1983
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1980	1980
9	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1995	1995
10	0940	SHEDS/PORT	0	0	21	14	294.00	SF	30.00	30.00	100	1995	1995

TOTAL OB/XF													
67,129													
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
1	002820	C	RV PARK	0	0004	RM	0.00	0.00	213,194.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		184,718	
TOTAL MARKET OB/XF VALUE		217,694	
TOTAL LAND VALUE - MARKET		906,074	
TOTAL MARKET VALUE		1,308,486	
SOH/AGL Deduction		483,263	
ASSESSED VALUE		825,223	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		825,223	
TOTAL JUST VALUE		1,308,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,221,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984849	CHNGE SRVC	0	03/02/1998
7023	SWIM POOL	4,200	02/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1913	2/09/2007	WD	Q	I		800,000	
GRANTOR: KENEALY MARILYN							
GRANTEE: CHAE PROPERTIES LLC							
1073/0918	8/07/2002	QC	Q	I	01	100	
GRANTOR: KENEALY GERALD J & MA							
GRANTEE: KENEALY MARILYN							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W14FOP=[YR=1993] N8 W5 UST=[YR=1993] W9 UOP=[YR=1993] W6 S8 E6 N8\$ S8 E9 N8\$ S8 E5\$ W20 S33 E34 N33\$ PTR=E15 FEP=[YR=1994] E20 S8 APT=[YR=1994] E14 S33 W34 N33 E20 \$ W20 N8\$ W15\$.													

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