



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	20	FACE BRICK 100	0100	01	1,916	107.8000	113.19	216,872	2014	2014	0	0	0	8.25	91.75	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2021										Heated Area: 1526					HX Base Yr 2021					STANDARD						
Roof Cover	03	COMP SHNGL 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		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,526	100	2014	1,526	158,478																								
FGR	492	55	2014	271	28,143																								
FOP	76	30	2014	23	2,388																								
FSP	240	40	2017	96	9,970																								
TOTALS	2,334			1,916	198,980																								
EXTRA FEATURES					87125 CHESAPEAKE AVE, YULEE										BLD DATE		LGL DATE		04/03/2025 MLU										
															XF DATE		LAND DATE												
															INC DATE		AG DATE												
L N	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													
2	0351	CARPORT MT	0 100	32	18	576.00	SF	10.00	10.00	100	2015	2015	3	60	3,456														