PT OF LOT 2
IN OR 2260/1797
CHESTER MEADOWS UNIT 1 UNR

DEMERS JUSTINE J
97040 RHIANNA LN
YULEE, FL 32097

2026

43-3N-28-5100-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

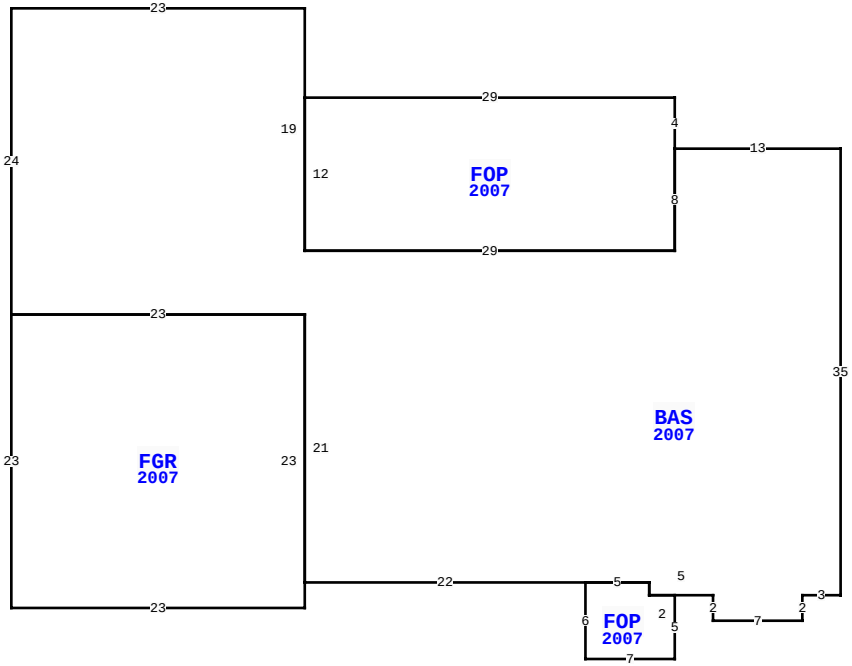
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,777	100	2007	1,777	227,199
FGR	529	55	2007	291	37,206
FOP	40	30	2007	12	1,534
FOP	348	30	2007	104	13,297
TOTALS	2,694			2,184	279,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	101.0772	140.50	306,852	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2020 Heated Area: 1777 HX Base Yr 2020



97040 RHIANNA LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,235
TOTAL MARKET OB/XF VALUE		9,072
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		388,307
SOH/AGL Deduction		157,788
ASSESSED VALUE		230,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,108
TOTAL JUST VALUE		388,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618523	NEW CONSTR	0	12/01/2006
C18523	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1797	3/06/2019	WD	U	I	30	165,000
GRANTOR: DEMERS BENOIT & DIANA						
GRANTEE: DEMERS JUSTINE J						
2235/1744	10/29/2018	FJ	U	I	11	0
GRANTOR: DEMERS DUSTIN AUSTIN						
GRANTEE: DEMERS BENOIT & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N4 W29 S12 E29 N8 $ S8 W29 N19 W23 S24 FGR=[YR=2007] S23 E23 N23 W23 $ E23 S21 E22 FOP=[YR=2007] S6 E7 N5 W2 N1 W5 $ E5 S1 E5 S2 E7 N2 E3 N35 $
.

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
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2001	2001	3	27	9,072	

LAND DESCRIPTION

TOTAL OB/XF 9,072

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	0.80	125,000.00	100,000.00	100,000							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.50 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS