

PT JOHN LOWE GRANT
IN OR 2337/257
SEC 42-3N-28E IN OR 382/266 &

WOJNAROWICZ EWA
96851 CHESTER ROAD
YULEE, FL 32097

2023

42-3N-28-0000-0012-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	

NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1,697	114,662
FSP	148	40	59	3,987
FUS	466	100	466	31,487
FUS	313	100	313	21,149
SFB	192	80	154	10,406
STR	50	10	5	338
UGR	546	45	246	16,622
UOP	35	20	7	473
TOTALS	3,447		2,947	199,122

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0940	SHEDS/PORT	0 100	12	18	216.00	SF	30.00	30.00	100	1991	1991	3	20	1,296	

LAND DESCRIPTION	
L N	USE CODE
1	000115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	% COND
0100	01	2,947	107.7240	97.22	286,507	1981	1981	0	0	10	69.50
1 SINGLE FAM - 100% - 2021											
Heated Area: 2630											
HX Base Yr 2021											

96851 CHESTER RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			201,545
TOTAL MARKET OB/XF VALUE			3,099
TOTAL LAND VALUE - MARKET			50,400
TOTAL MARKET VALUE			255,044
SOH/AGL Deduction			163,685
ASSESSED VALUE			91,359
TOTAL EXEMPTION VALUE	HX HB WX SX		91,359
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			255,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009869	REPAIR/RRF	13,500	11/01/2020
6369	REMODEL	25,542	03/23/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2337/0257	1/31/2020	WD Q	I	01	
GRANTOR: HUTCHINSON RHONDA N &					
GRANTEE: WOJNAROWICZ KRZYSZT					
2318/0748	11/05/2019	FJ U	I	11	0
GRANTOR: NORRIS ROMA EST					
GRANTEE: HUTCHINSON RHONDA N					

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=1993] W8 SFB=[YR=2019] N12 W9 UOP=[YR=2019] N5 W7
S1 BAS=[YR=1993] W18 S5 W10 S11 W22 S24 E32 FSP=[YR=1994]
S5 D6 R6 E11 U6 R6 N5 W5 S3 D3 L3 W7 U3 L3 N3 W5 E5
S3 D3 R3 E7 U3 R3 N3 E5 N6 W5 N34\$ S4 E7\$ W7 S12 E16\$ W16
S18 E5 S6 E19 N24 \$ PTR= S24 E15 FUS=[YR=2019] N14 E17 N13
E12 FUS=[YR=2020] E6 S32 D3 L3 W7 U3 L3 N3 STR=[YR=2019]
W5 N10 E5 S10\$ N10 E7 N19\$ S19 W12 S8 W17\$ W15 N24\$.

LAND DESCRIPTION										TOTAL OB/XF										3,099									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100	0008	RS-1	171.00	107.00	0.42	AC		1.00	1.00	1.50	80,000.00	120,000.00	50,400												

WOJNAROWICZ EWA
96851 CHESTER ROAD
YULEE, FL 32097

42-3N-28-0000-0012-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		03		BELOW AVG. 100		6500		01		848		32.6700		11.43		9,693		1987		1987		0		0		25		50.00		25.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100% - 2021								Heated Area: 840										HX Base Yr 2021				Tax Group: 4										Tax Dist:											
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE										201,545											
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE										3,099											
Interior Floo		02		MIN PLYWD 100																										TOTAL LAND VALUE - MARKET										50,400											
Air Condition		01		NONE 100																										TOTAL MARKET VALUE										255,044											
Heating Type		01		NONE 100																										SOH/AGL Deduction										163,685											
Bedrooms		01		NONE 100																										ASSESSED VALUE										91,359											
Bathrooms		02		0 100																										TOTAL EXEMPTION VALUE										HX HB WX SX 91,359											
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE										0											
Stories		1.		1. 100																										TOTAL JUST VALUE										255,044											
Units		0 100																												NCON VALUE										0											
BUD8 Adjustme		04		DIST 01 100																										INCOME VALUE																					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE										215,940											