PT SEC 42-3N-28E RECD IN
OR 2376/504

LEA ZACHARY S SR & JEN
97591 CHESTER RIVER RD
YULEE, FL 32097

2023

42-3N-28-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

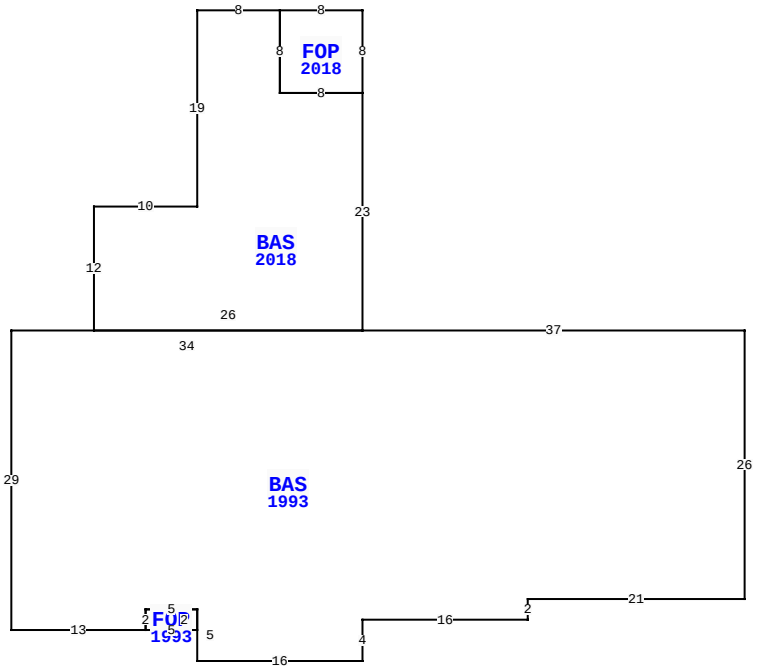
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	187,345
BAS	552	100	552	51,246
FOP	10	30	3	279
FOP	64	30	19	1,764
TOTALS	2,644		2,592	240,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	118.4832	106.93	277,163	1980	1995	0	0	0	13.18	86.82

1 SINGLE FAM – 100% - 2016 Heated Area: 2570 HX Base Yr 2016



97591 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,633
TOTAL MARKET OB/XF VALUE		11,137
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		346,970
SOH/AGL Deduction		154,639
ASSESSED VALUE		192,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,331
TOTAL JUST VALUE		346,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802032	ADDITION	47,583	02/27/2018
95-0303	REPAIR/RRF	2,800	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2376/0504	7/11/2020	QC	U	I	11	60,000
GRANTOR: LEA ZACHARY						
GRANTEE: LEA ZACHARY S SR &						
1963/0253	1/28/2015	SW	U	I	12	104,000
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: LEA ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 BAS=[YR=2018] N23 FOP=[YR=2018] N8 W8 S8 E8$ W8 N8 W8 S19 W10 S12 E26$ W34 S29 E13 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S5 E16 N4 E16 N2 E21 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	510.00	SF	6.50	6.50	100	1993	1993	3	68	2,254	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2010	2010	3	64	7,168	

LAND DESCRIPTION

TOTAL OB/XF 11,137

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	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	80,000.00	80,000.00	95,200							

REVIEW DATE 09/17/2018 BY KW Total Acres: 1.19 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 08/02/2023 BY SYS