

PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2413/1660
(EX PT IN ROAD R/W)

ROMAN RAFAEL III
97564 CHESTER RIVER RD
YULEE, FL 32097

2023

42-3N-28-0000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
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	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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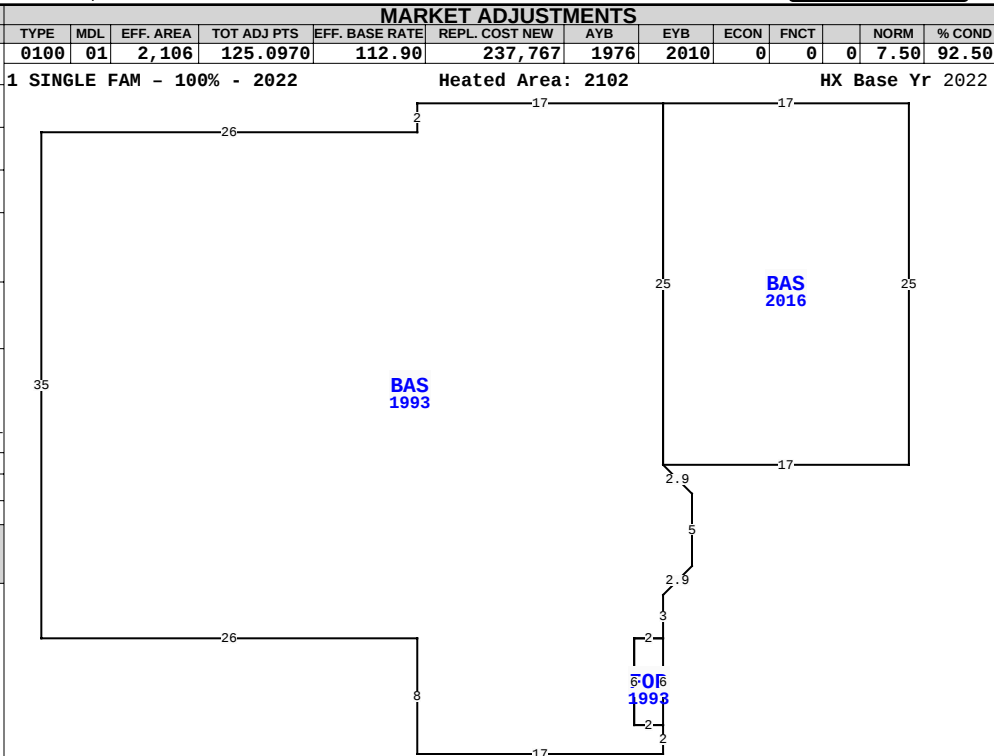
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1,677	175,133
BAS	425	100	425	44,384
FOP	12	30	4	418

TOTALS	2,114	2,106	219,934
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0811	CONCRETE B	0	100	20	40	800.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	699.00	SF	7.25	7.25	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0007	RS-1	0.00	0.00	0.80	AC	

REVIEW DATE	11/17/2021	BY	KW
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97564 CHESTER RIVER RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
16,549											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	231,506		
TOTAL MARKET OB/XF VALUE	16,549		
TOTAL LAND VALUE - MARKET	70,400		
TOTAL MARKET VALUE	318,455		
SOH/AGL Deduction	40,314		
ASSESSED VALUE	278,141		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	223,141		
TOTAL JUST VALUE	318,455		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	270,040		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108454	CARPORT	9,230	06/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2413/1660	12/03/2020	WD	Q	I	01
GRANTOR: BRADDOCK BISHOP DALE					
GRANTEE: ROMAN RAFAEL III					
2064/0292	8/08/2016	WD	Q	I	02
GRANTOR: SMITH JANIE M					
GRANTEE: BRADDOCK BISHOP DAL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 S2 W26 S35 E26 S8 E17 N2 FOP=[YR=1993] N6 W2 S6E2\$ W2 N6 E2 N3 U2 R2 N5 L2 U2 BAS=[YR=2016] E17 N25 W17 S25\$ N25\$.											

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