IN DB 247 PG 373 &
IN OR 310 PG 42

JONES ALTON FLOYD
97515 CHESTER RIVER ROAD
YULEE, FL 32097

2023

42-3N-28-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

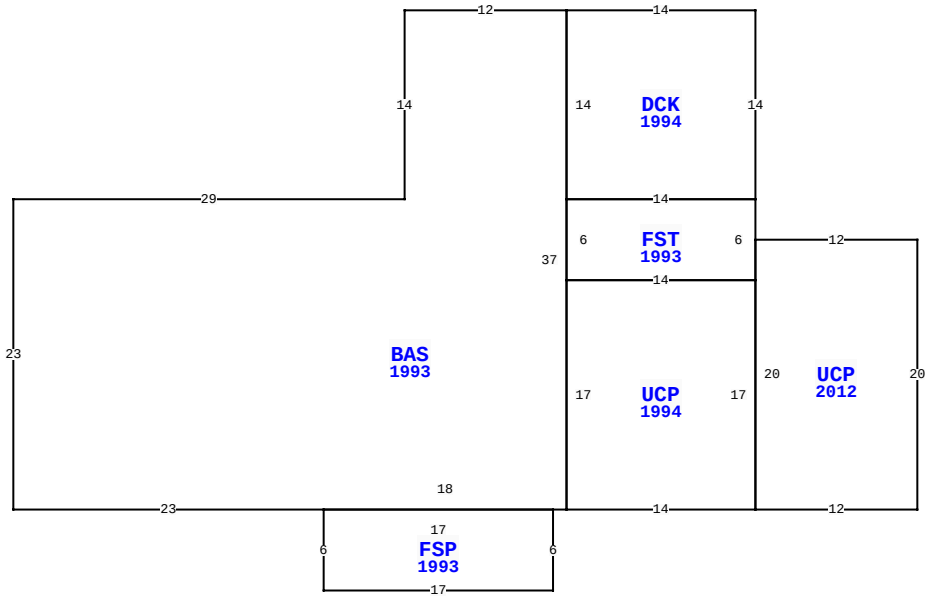
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,111	100	1,111	72,637
DCK	196	10	20	1,307
FSP	102	40	41	2,680
FST	84	55	46	3,008
UCP	238	20	48	3,139
UCP	240	20	48	3,139
TOTALS	1,971		1,314	85,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	93.6000	84.47	110,994	1959	1975	0	0	0	22.60	77.40

1 SINGLE FAM – 100% - 2008 Heated Area: 1111 HX Base Yr



97515 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		85,909
TOTAL MARKET OB/XF VALUE		3,970
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		169,879
SOH/AGL Deduction		10,842
ASSESSED VALUE		159,037
TOTAL EXEMPTION VALUE	13	159,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800059	REPAIR/RRF	5,000	01/01/2018
95-02023	XFOB	3,494	06/01/1995
3678	ADDITION	1,200	10/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W14 BAS=[YR=1993] W12 S14 W29 S23 E23
FSP=[YR=1993] S6 E17N6 W17 $ E18 UCP=[YR=1994] E14
UCP=[YR=2012] E12 N20 W12 S20$ N17 FST=[YR=1993] N6 W14 S6
E14$ W14 S17 $ N37 $ S14 E14 N14$.

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	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0753	UEP	0	100	12	10	120.00	SF	22.00	22.00	100	1995	1995	3	24	634	
3	0351	CARPORT MT	0	100	42	26	1,092.00	SF	10.00	10.00	100	1997	1997	3	20	2,184	

LAND DESCRIPTION

TOTAL OB/XF 3,970

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	000110	C	SFR RURAL	100	0008	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/15/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS