

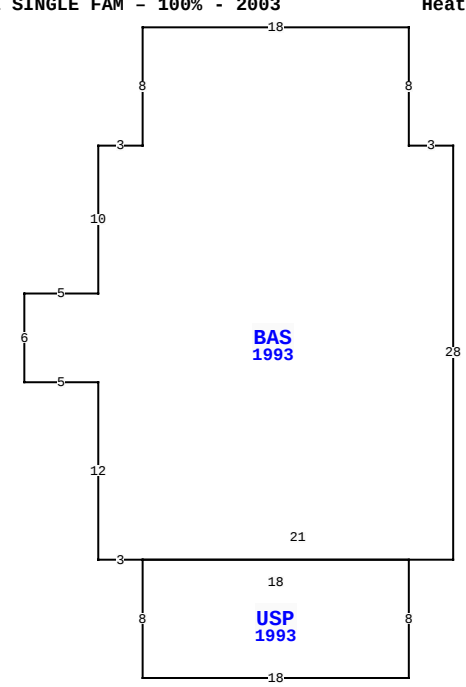
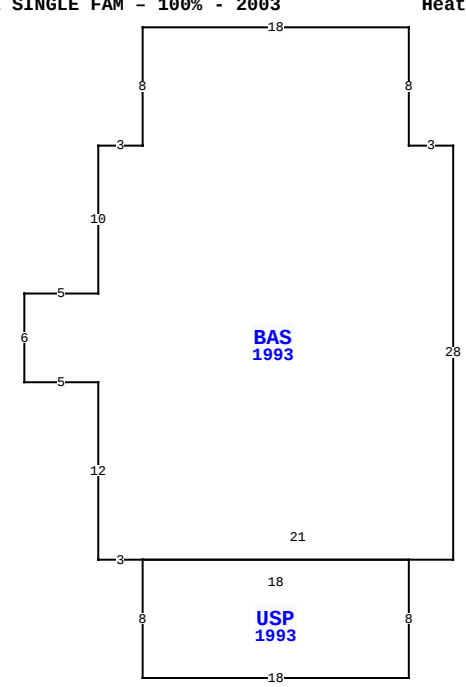
PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 943/252

PECK DAVID JAMES
96823 CHESTER ROAD
YULEE, FL 32097-4907

2023

42-3N-28-0000-0025-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY													PAGE 1 of 1																	
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																		
Exterior Wall	04	SINGLE SID 100			0100	01	889	89.0000	80.32	71,404	1940	1959	0	0	10	39.00	51.00																		
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2003													Heated Area: 846																	
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2003																	
Interior Wall	04	PLYWOOD 50																																	
Interior Wall	05	DRYWALL 50																																	
Interior Floo	09	PINE WOOD 80																																	
Interior Floo	08	SHT VINYL 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 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	846	100	846	34,655																															
USP	144	30	43	1,762																															
TOTALS	990		889	36,416																															
EXTRA FEATURES					96823 CHESTER RD, YULEE																														
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	0940	SHEDS/PORT	0 100	20 22	216.00	SF	20.10	20.10	100	1980	1980	3	20	868																					
2	0810	CONCRETE A	0 100	0 0	144.00	SF	6.50	6.50	100	1988	1988	3	57	534																					
LAND DESCRIPTION					TOTAL OB/XF 1,402																														
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	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																		
REVIEW DATE 09/06/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																			