LOT 3
IN OR 1678/1170
LEMACKS HEIGHTS PB5/195

TOUMBLESTON LINDSAY
97155 CHESTER RIVER ROAD
YULEE, FL 32097

2023

42-3N-28-1215-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

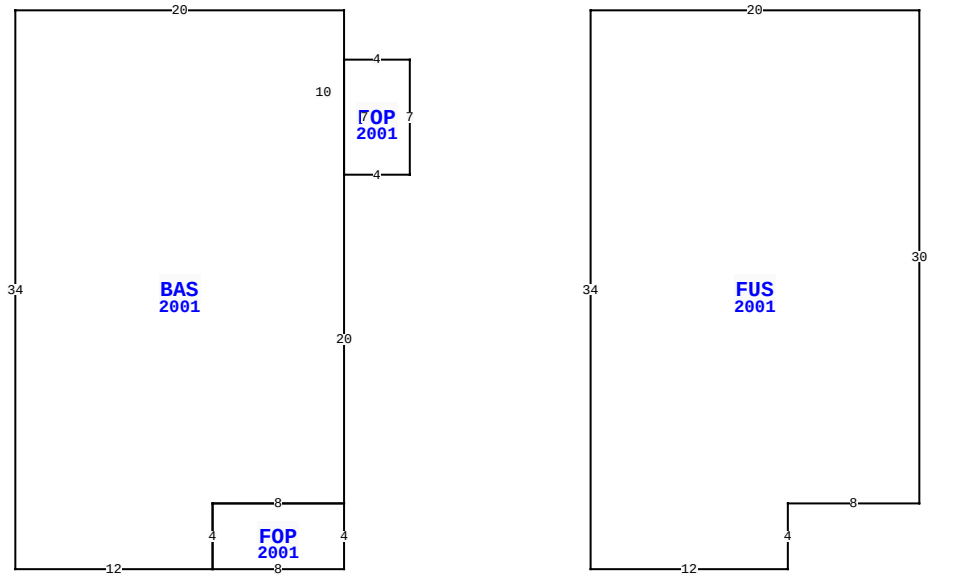
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	648	100	648	72,756
FOP	28	30	8	898
FOP	32	30	10	1,123
FUS	648	100	648	72,756
TOTALS	1,356		1,314	147,532

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	138.6164	125.10	164,381	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1296 HX Base Yr 2019



97155 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		147,532
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,800
TOTAL MARKET VALUE		232,332
SOH/AGL Deduction		105,740
ASSESSED VALUE		126,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,592
TOTAL JUST VALUE		232,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996425	NEW CONSTR	73,870	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/1170	5/19/2010	WD	U	I	12	88,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TOUMBLESTON LINDSAY						
1678/1169	1/11/2010	WD	U	I	12	100
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S34 E12 FOP=[YR=2001] E8 N4 W8 S4 $ N4 E8 N20 FOP=[YR=2001] E4 N7 W4 S7 $ N10 $ PTR= E15 FUS=[YR=2001] E20 S30 W8 S4 W12 N34 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0005	RS-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,800							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 1.06 Total Land Value: 84,800 Market: 0 Agricultural: 0 Common: 84,800 PRINTED 08/02/2023 BY SYS