PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E IN
OR 579/347 & OR 1316/886

SKIPPER MICHELLE M
96840 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

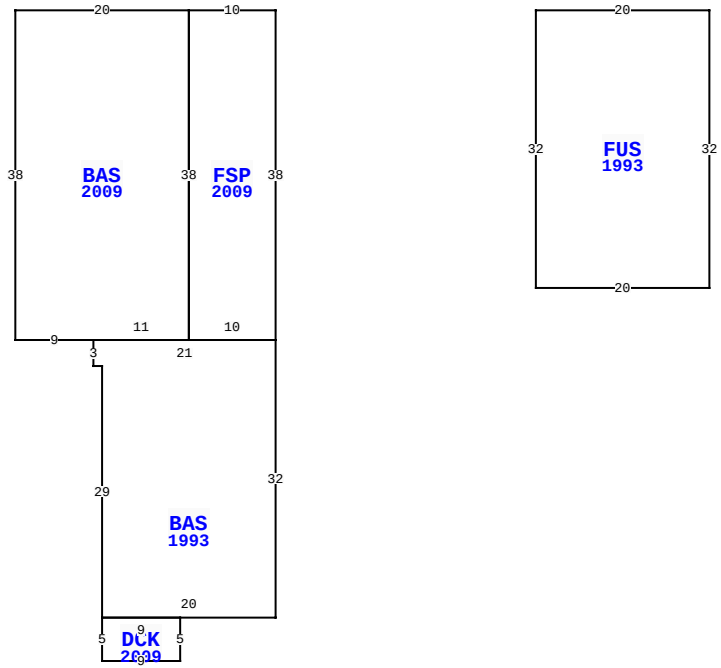
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	643	100	643	59,244
BAS	760	100	760	70,025
DCK	45	10	4	368
FSP	380	40	152	14,005
FUS	640	100	640	58,968
TOTALS	2,468		2,199	202,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	125.8859	113.61	249,828	1974	1982	0	0	0	18.90	81.10

1 SINGLE FAM – 100% - 0 Heated Area: 2043 HX Base Yr



96840 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,806
TOTAL MARKET OB/XF VALUE		7,851
TOTAL LAND VALUE - MARKET		245,760
TOTAL MARKET VALUE		476,417
SOH/AGL Deduction		272,174
ASSESSED VALUE		204,243
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		149,243
TOTAL JUST VALUE		476,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0886	5/10/2005	QC	U	I	01	100
GRANTOR: SKIPPER OTIS LEE JR &						
GRANTEE: SKIPPER WILLIAM O &						
0579/0347	8/15/1989	WD	U	I	01	100
GRANTOR: SKIPPER WM OTIS						
GRANTEE: SKIPPER WM O & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W10 BAS=[YR=2009] W20 S38 E9 BAS=[YR=1993] S3 E1 S29 DCK=[YR=2009] S5 E9 N5 W9 $ E20 N32 W21 $ E11 N38 $ S38 E10 N38 $ PTR= E30 FUS=[YR=1993] E20 S32 W20 N32 $ W30 $.

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
2	0812	CONCRETE C	0	100	0	0	1,426.00	SF	4.00	4.00	100	1995	1995	3	72	4,107	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2016	2016	3	78	3,744	

LAND DESCRIPTION

TOTAL OB/XF 7,851

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	0.95	AC		1.00	1.00	0.80	80,000.00	64,000.00	60,800							
2	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	2.89	AC		1.00	1.00	0.80	80,000.00	64,000.00	184,960							

REVIEW DATE 11/08/2018 BY KW Total Acres: 3.84 Total Land Value: 245,760 Market: 0 Agricultural: 0 Common: 245,760 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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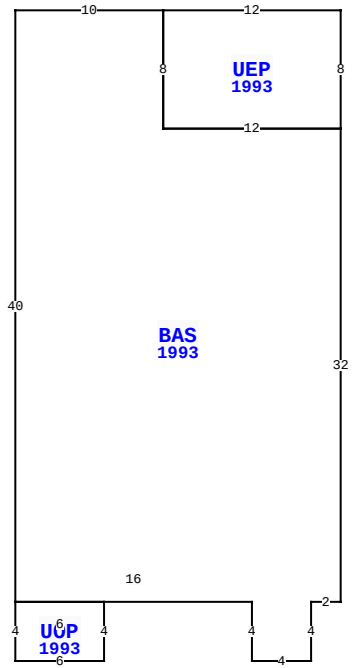
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	800	100	800	18,721
UEP	96	60	58	1,357
UOP	24	20	5	117
TOTALS	920		863	20,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	863	74.0880	66.86	57,700	1972	1972	0	0	20	45.00	35.00

2 SINGLE FAM – 100% - 0 Heated Area: 800 HX Base Yr



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0579/0347	8/15/1989	WD	U	I	01	100
GRANTOR: SKIPPER WM OTIS						
GRANTEE: SKIPPER WM O & M						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 BAS=[YR=1993] W10 S40 UOP=[YR=1993] S4 E6 N4 W6$ E16 S4 E4 N4 E2 N32 W12N8$ S8 E12 N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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