IN OR 1843/14
13-1 IN SEC 42-3N-28 &
13-1 IN SEC 43-3N-28

AVERY JIMMY BRYAN & JUDITH M
1603 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

43-3N-28-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

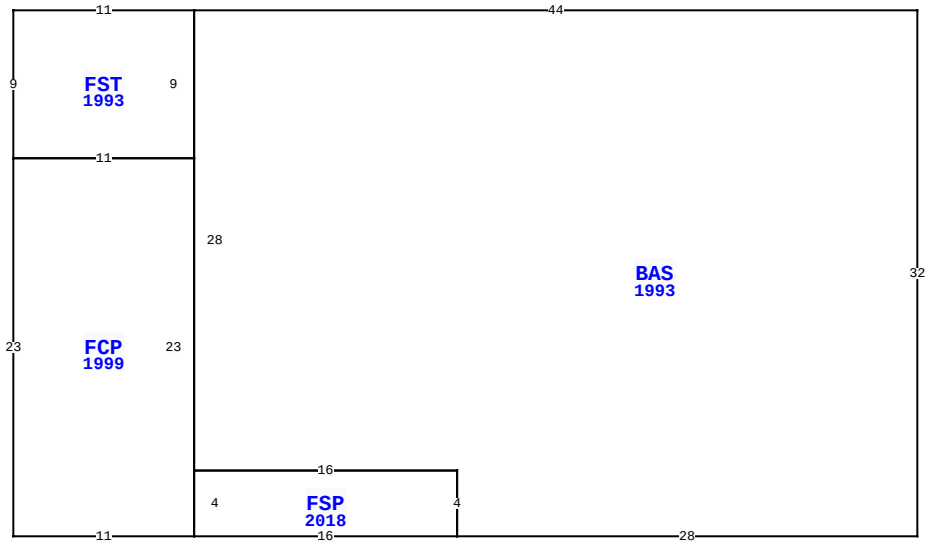
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	1,344	100	1,344	111,407
FCP	253	25	63	5,222
FSP	64	40	26	2,155
FST	99	55	54	4,476
TOTALS	1,760		1,487	123,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	138.1182	124.65	185,355	1961	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



96805 CHESTER 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	123,261
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	251,261
SOH/AGL Deduction	76,582
ASSESSED VALUE	174,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,679
TOTAL JUST VALUE	251,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801703	REPAIR/RRF	6,000	02/01/2018
992788	MH MOVE-ON	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1843/0014	2/28/2013	WD	Q	I	02	136,000
GRANTOR: BENNETT DONALD & MARY						
GRANTEE: AVERY JIMMY BRYAN &						
1807/1851	8/17/2012	WD	U	I	19	68,571
GRANTOR: BROWN CHARLES R III E						
GRANTEE: BENNETT DONALD & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FST=[YR=1993] W11 S9 FCP=[YR=1999] S23 E11 FSP=[YR=2018] E16 N4 W16S4$ N23W11$ E11N9$ S28 E16 S4 E28 N32$.

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
1	000115	C	SFR ACRES	0		RS-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	128,000							

REVIEW DATE 09/19/2018 BY KW Total Acres: 2.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/02/2023 BY SYS