PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 2028/436
ESMT IN OR 224/513

MITCHELL KENNETH LEE
96798 CHESTER RD
YULEE, FL 32097

2023

43-3N-28-0000-0016-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

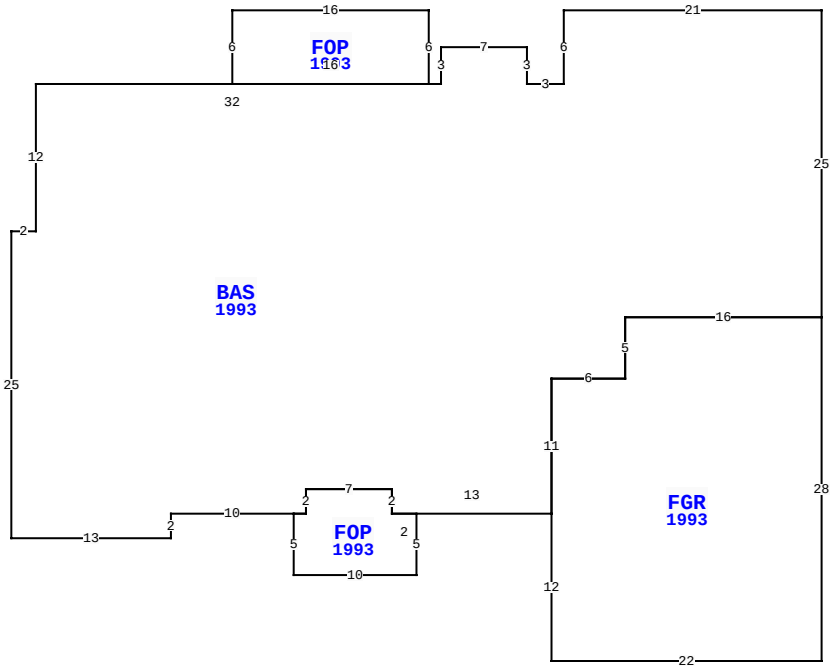
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,123	100	2,123	192,505
FGR	586	55	322	29,197
FOP	64	30	19	1,723
FOP	96	30	29	2,630
TOTALS	2,869		2,493	226,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,493	97.5840	115.88	288,889	1993	1993	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 0 Heated Area: 2123 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96798 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,056
TOTAL MARKET OB/XF VALUE		4,499
TOTAL LAND VALUE - MARKET		134,520
TOTAL MARKET VALUE		365,075
SOH/AGL Deduction		188,782
ASSESSED VALUE		176,293
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,293
TOTAL JUST VALUE		365,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105391	GARAGE DOOR	2,126	04/28/2021
8574	NEW CONSTR	93,000	12/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/0436	2/12/2016	QC	U	I	11	100
GRANTOR: MITCHELL LAVERNE & KE						
GRANTEE: MITCHELL KENNETH LE						
0646/0282	1/10/1992	WD	U	V	01	100
GRANTOR: MITCHELL GLYNN & L						
GRANTEE: MITCHELL KEN & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S6 W3 N3 W7 S3 W1 FOP=[YR=1993] N6 W16 S6 E16$ W32 S12 W2 S25 E13 N2 E10 FOP=[YR=1993] S5 E10 N5 W2 N2 W7 S2 W1$ E1 N2 E7 S2 E13 FGR=[YR=1993] S12 E22 N28 W16 S5 W6 S11$ N11 E6 N5 E16 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	1993	1993	3	68	1,839	

LAND DESCRIPTION

TOTAL OB/XF 4,499

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		RS-1	0.00	0.00	1.77	AC		1.00	1.00	0.95	80,000.00	76,000.00	134,520							

REVIEW DATE 11/08/2018 BY KWA Total Acres: 1.77 Total Land Value: 134,520 Market: 0 Agricultural: 0 Common: 134,520 PRINTED 08/02/2023 BY SYS