LOT 1
IN OR 2063/1928
CHESTER MEADOWS UNIT 1 UNR

VINZANT GEORGE M & LINDA J L/E/
96606 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5100-0001-0000

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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

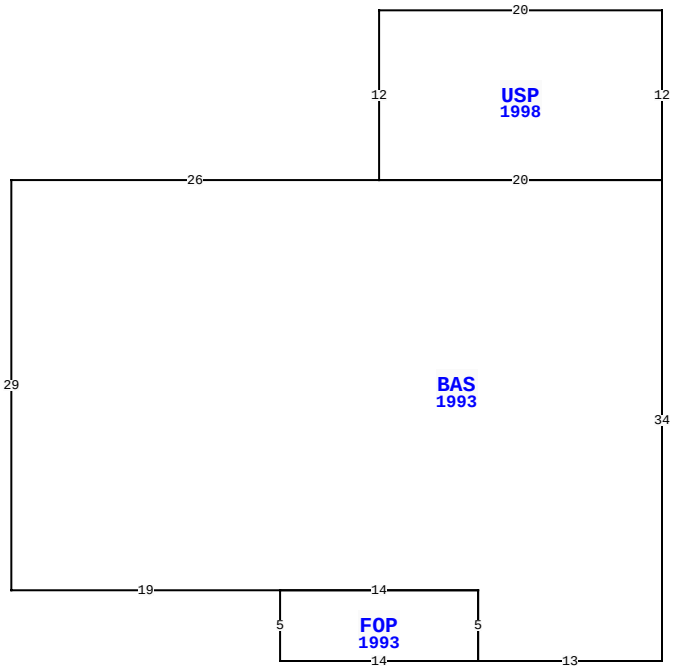
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100	1,399	107,718
FOP	70	30	21	1,617
USP	240	30	72	5,544
TOTALS	1,709		1,492	114,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	125.4600	113.23	168,939	1974	1978	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1399 HX Base Yr



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

96606 CHESTER RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,879
TOTAL MARKET OB/XF VALUE		8,767
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		203,646
SOH/AGL Deduction		102,368
ASSESSED VALUE		101,278
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,278
TOTAL JUST VALUE		203,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25361	ELEC OTHER	0	08/01/2012
B0209328	CARPORT	12,600	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1928	8/08/2016	QC	U	I	11	100
GRANTOR: VINZANT GEORGE M & LI						
GRANTEE: LUMPKIN DAVID BRENT						
0824/1378	3/02/1998	WD	U	I	10	53,000
GRANTOR: HARRIS LEONARD I JR						
GRANTEE: VINZANT GEORGE M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1998] W20 S12 BAS=[YR=1993] W26 S29 E19 FOP=[YR=1993] S5 E14 N5 W14$ E14 S5 E13 N34 W20$ E20 N12$.

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	1982	1982	3	54	1,890	
2	0510	GARAGE WD-	0	100	18	22	396.00	SF	21.35	21.35	100	1984	1984	3	20	1,691	
3	0350	CARPORT WD	0	100	22	20	440.00	SF	13.00	13.00	100	1984	1984	3	20	1,144	
4	0680	POLE SHED	0	100	22	16	352.00	SF	10.00	10.00	100	1984	1984	3	20	704	
6	0810	CONCRETE A	0	100	20	25	500.00	SF	6.50	6.50	100	1999	1999	3	79	2,568	
7	0351	CARPORT MT	0	100	30	20	600.00	SF	3.00	3.00	100	2001	2001	3	20	360	
8	0351	CARPORT MT	0	100	16	32	512.00	SF	4.00	4.00	100	2001	2001	3	20	410	

LAND DESCRIPTION

TOTAL OB/XF 8,767

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		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 10/26/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS