LOT 3 (EX S-1)
IN OR 2645/1250
ESMT OR 1416/437

FLETCHER RICHARD CLAYTON ET AL/QUIRK KAYLI AMBER
96618 CHESTER RD
YULEE, FL 32097

2023

43-3N-28-5100-0003-0000

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	11	CLAY TILE 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

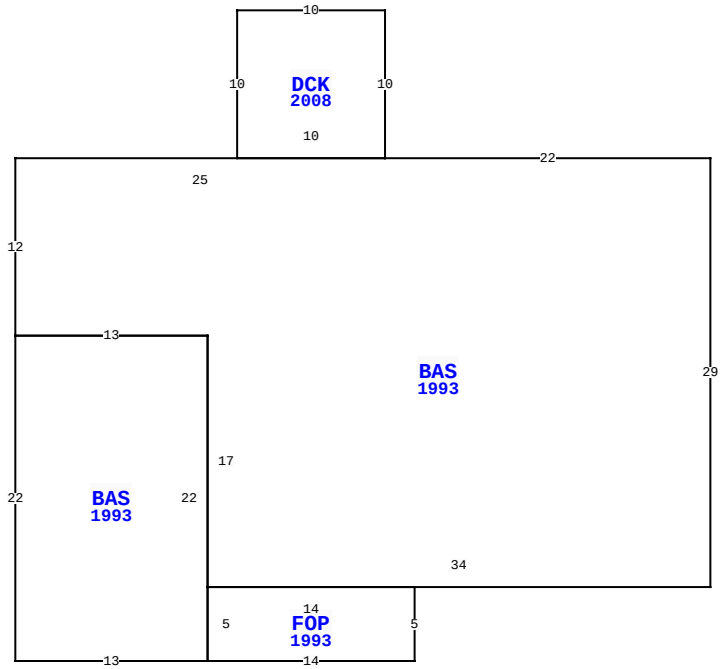
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100	286	28,231
BAS	1,142	100	1,142	112,725
DCK	100	10	10	987
FOP	70	30	21	2,073
TOTALS	1,598		1,459	144,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	147.7980	133.39	194,616	1974	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1428 HX Base Yr 2017



96618 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,016
TOTAL MARKET OB/XF VALUE		4,675
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		208,691
SOH/AGL Deduction		107,481
ASSESSED VALUE		101,210
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,210
TOTAL JUST VALUE		208,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1250	5/25/2023	WD	Q	I	01	245,000
GRANTOR: THORNTON DAWN VICTORI						
GRANTEE: FLETCHER RICHARD CL						
2071/1417	9/14/2016	WD	Q	I	01	144,000
GRANTOR: ELDRIDGE WESLY N & LI						
GRANTEE: THORNTON DAWN VICTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22DCK=[YR=2008] N10 W10 S10 E10 $ W25 S12
BAS=[YR=1993] S22 E13 FOP=[YR=1993] E14 N5 W14S5$ N22 W13$
E13 S17 E34 N29$.

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	1,328.00	SF	4.00	4.00	100	2006	2006	3	88	4,675	

LAND DESCRIPTION

TOTAL OB/XF 4,675

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	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000							

REVIEW DATE 09/10/2018 BY KW Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS