LOT 8
IN OR 2362/824
CHESTER MEADOWS UNIT 1 UNR

CRUM LUKE & TIFFANY
96650 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5100-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

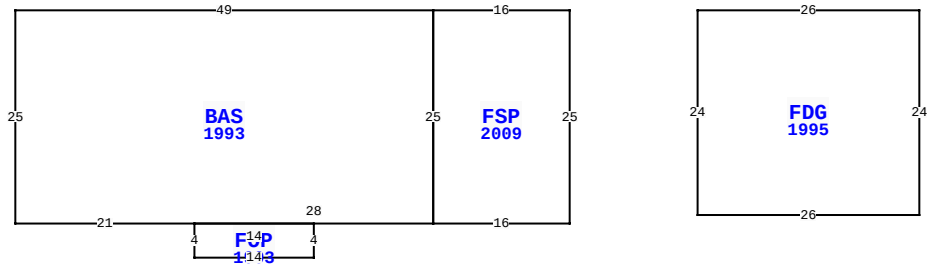
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,225	100	1,225	117,721
FDG	624	60	374	35,941
FOP	56	30	17	1,634
FSP	400	40	160	15,375
TOTALS	2,305		1,776	170,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,776	131.4600	118.64	210,705	1974	2000	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1225 HX Base Yr 2021



96650 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		170,671
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		253,771
SOH/AGL Deduction		70,697
ASSESSED VALUE		183,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,074
TOTAL JUST VALUE		253,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801255	REPAIR/RRF	6,000	02/01/2018
95-01777	GARAGE	10,608	03/01/1995
0259	XFOB	3,400	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0824	5/14/2020	WD	Q	I	01	195,000
GRANTOR: CREWS ERICK D & CIERR						
GRANTEE: CRUM LUKE & TIFFANY						
2211/0291	7/18/2018	WD	Q	I	01	172,500
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: CREWS ERICK D & CIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W16 BAS=[YR=1993] W49 S25 E21 FOP=[YR=1993] S4 E14 N4 W14$ E28 N25$ S25 E16 N25$ PTR=E15 FDG=[YR=1995] E26 S24 W26 N24$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	1998	1998	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0006	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 09/10/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS