LOT 24
IN OR 1546/1750
CHESTER MEADOWS UNIT 1 UNR

WEBBER RALPH
96746 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5100-0024-0000

BUILDING CHARACTERISTICS

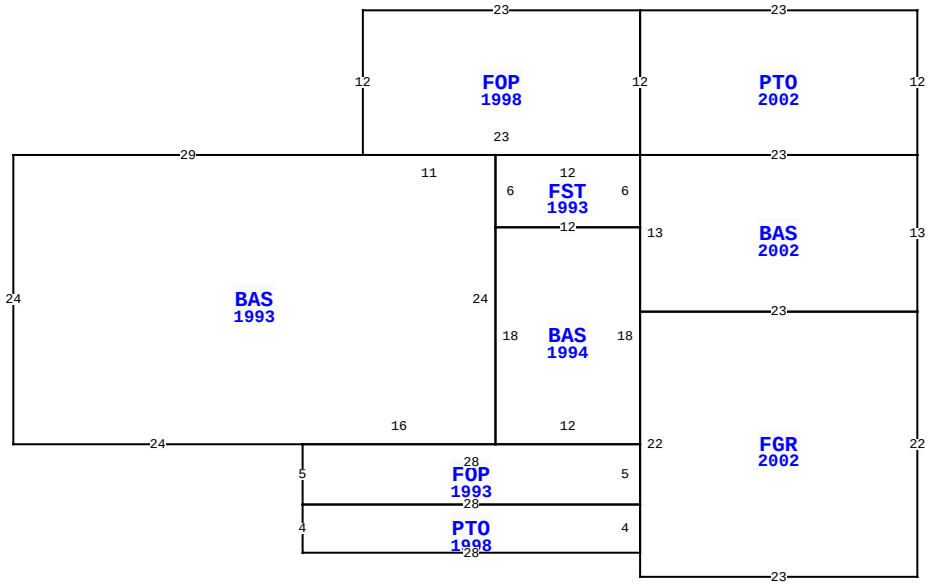
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	960	100	960	78,011
BAS	216	100	216	17,553
BAS	299	100	299	24,297
FGR	506	55	278	22,591
FOP	140	30	42	3,413
FOP	276	30	83	6,744
FST	72	55	40	3,251
PTO	112	5	6	487
PTO	276	5	14	1,138
TOTALS	2,857		1,938	157,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	116.5857	105.22	203,916	1975	1990	0	0	0	22.77	77.23

1 SINGLE FAM – 100% - 1995 Heated Area: 1475 HX Base Yr 1995



96746 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		166,634
TOTAL MARKET OB/XF VALUE		1,126
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		247,760
SOH/AGL Deduction		111,077
ASSESSED VALUE		136,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,683
TOTAL JUST VALUE		247,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801490	H/AC	0	02/01/2018
985384	GARAGE	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1750	1/17/2008	QC	U	I	01	100
GRANTOR: WEBBER RALPH & JOYCE						
GRANTEE: WEBBER RALPH						
0990/0903	6/06/2001	QC	U	I	06	100
GRANTOR: WEBBER RALPH						
GRANTEE: WEBBER RALPH C & JO						

BUILDING NOTES

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
1	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	1998	1998	3	77	1,126	

BUILDING DIMENSIONS

FOP=[YR=1998] W23 S12 BAS=[YR=1993] W29 S24 E24
FOP=[YR=1993] S5 PTO=[YR=1998] S4 E28 N4 W28 $ E28 N5
BAS=[YR=1994] N18 FST=[YR=1993] N6 W12 S6 E12 $ W12 S18 E12
$ W28 $ E16 N24 W11 $ E23 N12$PTO=[YR=2002] E23 S12
BAS=[YR=2002] S13 FGR=[YR=2002] S22 W23 N22 E23 $ W23 N13
E23 $ W23 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 1,126

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	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 01/17/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

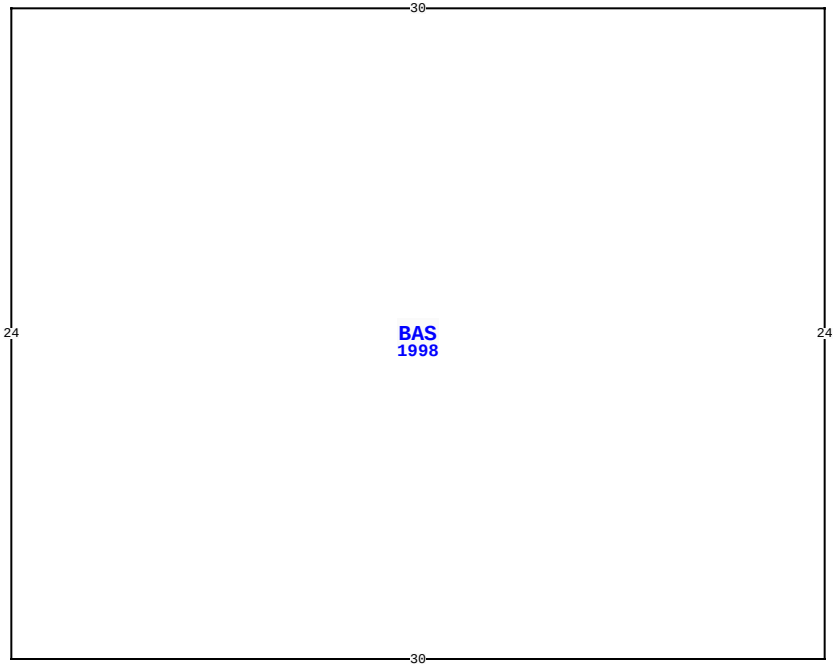
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	9,150
TOTALS	720		720	9,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	21.18	15,250	1998	1998	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 1995 Heated Area: 720 HX Base Yr 1995



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0990/0903	6/06/2001	QC	U	I	06	100
GRANTOR: WEBBER RALPH						
GRANTEE: WEBBER RALPH C & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 S24 E30 N24$.

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

REVIEW DATE 01/17/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS