

KURAK CHARLES W JR & BEVERLY C
96752 CHESTER ROAD
YULEE, FL 32097

43-3N-28-5100-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall0819COMMON BRK 90WD ON PLY 10

Roof Structure0303GABLE/HIP 100COMP SHNGL 100

Interior Wall0505DRYWALL 100

Interior Floor1111CLAY TILE 60

Interior Floor1414CARPET 40

Air Condition0303CENTRAL 100

Heating Type0404AIR DUCTED 1003 1001.5 100

Bedrooms

Bathrooms

Frame Stories Units021.1WOOD FRAME 1001.1000 100

BUD8 Adjustme Occupancy0400DIST 01 100NONE 100

Quality0303Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,0251001,02593,077

FOP4830141,271

FST7755423,814

UST19845898,082

TOTALS1,3481,170106,244

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100011,170140.2380126.56148,075197519850028.2571.75

1 SINGLE FAM - 0% - 0Heated Area: 1025HX Base Yr

117FST19937

1125BAS199325

1818UST200618

113FOP20163

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

129,32819080,000209,51838,617170,9010170,901209,5180177,940

PERMIT NUMDESCRIPTIONAMTISSUED

B1632408GARAGE52,21705/01/2016

M1217717H/AC011/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2622/06122/28/2023WD U I 30270,000

GRANTOR: FAHRENHOLZ ELLIOTT L

GRANTEE: KURAK CHARLES W JR

1452/082410/16/2006WD Q I170,000

GRANTOR: CHAPLIN JASON S & MEL

GRANTEE: FAHRENHOLZ ELLIOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W11 S7 UST=[YR=2006] S18 E11 FOP=[YR=2016] S3 E16 N3 W16\$ N18W11\$ E11N7\$S25 E41 N25\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A00912108.00SF6.506.5010019751975327190

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RS-10.000.001.00AC1.001.001.0080,000.0080,000.0080,000

96752 CHESTER RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/20/2023MLU

TOTAL OB/XF190

REVIEW DATE01/19/2023BYDJATotal Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

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