

PT OF LOTS 9 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 1097/202 (EX R/W IN

SHIFERDEK FLOYD PERRY
96703 CHESTER RD
YULEE, FL 32097

2023

43-3N-28-5110-0001-0000



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	07	CORK/VTILE 100
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	1,172	100	1,172	94,122
BAS	75	100	75	6,023
FGR	348	55	191	15,339
TOTALS	1,595		1,438	115,485

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	24	12	288.00	SF	7.50	7.50	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.13	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,438	128.9600	116.39	167,369	1973	1980	0	0	0 31.00	69.00
1 SINGLE FAM - 100% - 2000 Heated Area: 1247 HX Base Yr 2000											
96703 CHESTER RD, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		115,485	
TOTAL MARKET OB/XF VALUE		432	
TOTAL LAND VALUE - MARKET		90,400	
TOTAL MARKET VALUE		206,317	
SOH/AGL Deduction		108,606	
ASSESSED VALUE		97,711	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		47,711	
TOTAL JUST VALUE		206,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984443	CHNGE SRVC	0	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1097/0202	11/26/2002	QC	U	I	01
GRANTOR: SHIFERDEK FLOYD PERRY					
GRANTEE: SHIFERDEK FLOYD PER					
0820/0363	1/21/1998	WD	Q	I	
GRANTOR: STRICKLAND WILLIAM &					
GRANTEE: SHIFERDEK FLOYD & L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 FGR=[YR=1993] W12 S29 E12 BAS=[YR=2012] E15 N5 W15 S5\$ N29 \$ S24 E15 S5 E28 N29\$.											