

PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 2094/1487

GREGG ANDREW & PATRICIA
96681 CHESTER RD
YULEE, FL 32097

2023

43-3N-28-5110-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
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	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	1,000	100	1,000	87,081
FOP	64	30	19	1,655
SFB	300	80	240	20,899

TOTALS	1,364		1,259	109,635
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	13	8	104.00	SF	6.50	6.50
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00
4	0810	CONCRETE A	0 100	0	0	416.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.37

REVIEW DATE	06/14/2021	BY	KWA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,259	126.2976	113.98	143,501	1973	1990	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 1240									
HX Base Yr 2018									

96681 CHESTER RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	13	8	104.00	SF	6.50	6.50	100	1983	1983	3	44	297	
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1983	1983	3	20	4,032	
4	0810	CONCRETE A	0 100	0	0	416.00	SF	6.50	6.50	100	1997	1997	3	75	2,028	

TOTAL OB/XF									
6,357									

Total Acres: 1.37	Total Land Value: 93,160	Market: 0	Agricultural: 0	Common: 93,160
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		109,635	
TOTAL MARKET OB/XF VALUE		6,357	
TOTAL LAND VALUE - MARKET		93,160	
TOTAL MARKET VALUE		209,152	
SOH/AGL Deduction		91,055	
ASSESSED VALUE		118,097	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		68,097	
TOTAL JUST VALUE		209,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP	REPAIR/RRF	14,500	01/01/1981

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2094/1487	1/05/2017	WD Q	Q	I	01
GRANTOR: MONTGOMERY LARRY D &					SALE PRICE
GRANTEE: GREGG ANDREW & PATR					125,000
1804/1725	6/13/2012	WD Q	Q	I	01
GRANTOR: SHAW TIFFANY T & JACK					108,500
GRANTEE: MONTGOMERY LARRY D					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W40 S25 E24 FOP=[YR=1993] S4 E16 N4W16\$ E16					
SFB=[YR=2012] E12 N25 W12S25\$ N25\$.					

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