PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 803/100

ELLIS BETTY E
96675 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5110-0006-0000

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	14	CARPET 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

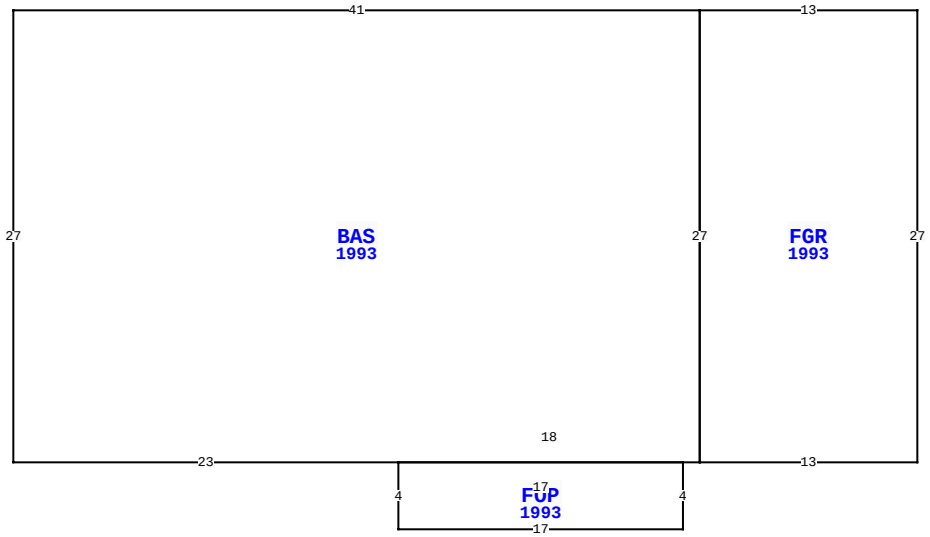
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1,107	90,331
FGR	351	55	193	15,749
FOP	68	30	20	1,632
TOTALS	1,526		1,320	107,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	131.0400	118.26	156,103	1973	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1107 HX Base Yr 1998



96675 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		107,711
TOTAL MARKET OB/XF VALUE		2,544
TOTAL LAND VALUE - MARKET		94,520
TOTAL MARKET VALUE		204,775
SOH/AGL Deduction		105,816
ASSESSED VALUE		98,959
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		43,959
TOTAL JUST VALUE		204,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700909	REPAIR/RRF	6,500	02/06/2017
95-1184	H/AC	0	06/01/1995
046	REPAIR/RRF	800	05/01/1993
3910	XFOB	6,200	02/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0100	8/13/1997	WD	Q	I		72,000
GRANTOR: HATTON JAMES R & DEBO						
GRANTEE: ELLIS ROBERT F & BE						
0510/0416	2/10/1987	WD	U	I		28,400
GRANTOR: HATTON LEWIS & S C						
GRANTEE: HATTON JAMES & D J						

BUILDING NOTES

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
1	0200	BARN WD 0-	0	100	18	30	540.00	SF	20.00	20.00	100	1987	1987	3	20	2,160	
2	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S27 E23 FOP=[YR=1993] S4 E17 N4W17$ E18
FGR=[YR=1993] E13 N27 W13S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,544

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.39	AC		1.00	1.00	0.85	80,000.00	68,000.00	94,520							

REVIEW DATE 10/26/2018 BY SBX Total Acres: 1.39 Total Land Value: 94,520 Market: 0 Agricultural: 0 Common: 94,520 PRINTED 08/02/2023 BY SYS