

WOODWARD CHARMINE
96659 CHESTER ROAD
YULEE, FL 32097

43-3N-28-5110-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4																											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																													
Exterior Wall		19		COMMON BRK 100		0100		01		1,223		133.5600		120.54		147,420		1973		1980		0		0		0		31.00		69.00		VALUATION BY					STANDARD																						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0		Heated Area: 1125																				HX Base Yr																													
Roof Cover		05		COMP SHNGL 100																												Tax Group: 4					Tax Dist:																						
Interior Wall		03		DRYWALL 100																												BUILDING MARKET VALUE					101,720																						
Interior Floo		14		CARPET 100																												TOTAL MARKET OB/XF VALUE					4,946																						
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET					97,240																						
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE					203,906																						
Bedrooms				3 100																												SOH/AGL Deduction					103,305																						
Bathrooms				1.5 100																												ASSESSED VALUE					100,601																						
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE					HX HB 50,000																						
Stories		1.		1. 100																												BASE TAXABLE VALUE					50,601																						
Units				0 100																												TOTAL JUST VALUE					203,906																						
BUD8 Adjustme		04		DIST 01 100																												NCON VALUE					0																						
Occupancy		00		NONE 100																												INCOME VALUE																											
																																PREVIOUS YEAR MKT VALUE					165,285																						
Quality		03		Quality Level 03																																																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC				4031.00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																			
BAS		1,125		100		1,125		93,570																																																			
FCP		270		25		68		5,656																																																			
FST		54		55		30		2,495																																																			
TOTALS		1,449				1,223		101,720																																																			
EXTRA FEATURES										96659 CHESTER RD, YULEE										BLD DATE										LGL DATE										06/20/2023										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													