PT OF LOT 11 THIGPEN SURV
A/K/A TRACT 13 W OF
LOFTON CHESTER RD

DUNMAR GROUP INC
PO BOX 16442
FERNANDINA BEACH, FL 32035

2023

43-3N-28-5110-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96631 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,400
TOTAL MARKET VALUE	66,400
SOH/AGL Deduction	32,375
ASSESSED VALUE	34,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,025
TOTAL JUST VALUE	66,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16010	FOUNDATION	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1642/1893	10/07/2009	WD	U	V	12	100
GRANTOR: DUNMAN DERRICK D & AM						
GRANTEE: DUNMAR GROUP INC						
1255/1501	8/30/2004	WD	U	V	23	20,000
GRANTOR: DANIEL MACARTHUR H						
GRANTEE: DUNMAN DERRICK D						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RS-1	0.00	0.00	0.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	66,400							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 0.83 Total Land Value: 66,400 Market: 0 Agricultural: 0 Common: 66,400 PRINTED 08/02/2023 BY SYS