PT OF LOT 11 THIGPEN SURV
A/K/A TRACT 14 W OF
CHESTER LOFTON RD

BRINLEE LARY K & RUTH A
96629 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5110-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

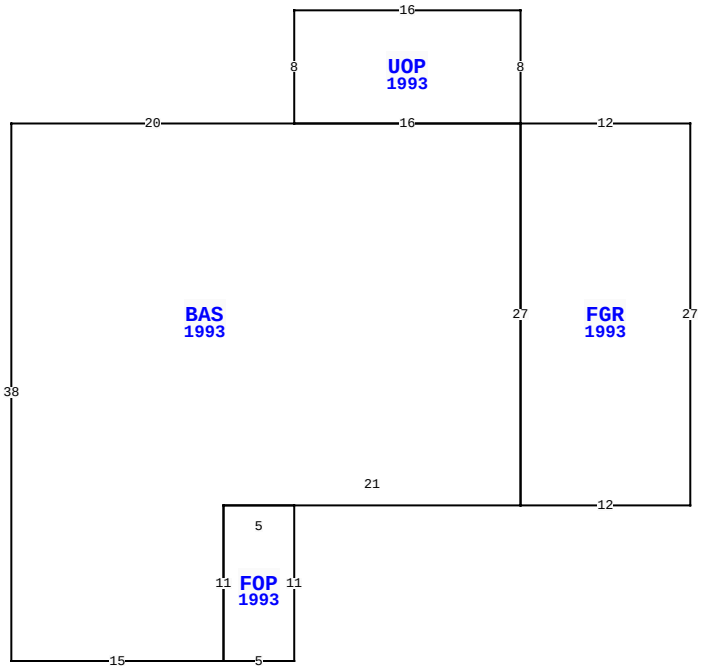
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,137	100	1,137	97,668
FGR	324	55	178	15,290
FOP	55	30	16	1,374
UOP	128	20	26	2,234
TOTALS	1,644		1,357	116,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,357	133.1200	120.14	163,030	1973	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1137 HX Base Yr



96629 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		116,566
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		114,240
TOTAL MARKET VALUE		242,806
SOH/AGL Deduction		140,448
ASSESSED VALUE		102,358
TOTAL EXEMPTION VALUE	HX HB VX VP	88,151
BASE TAXABLE VALUE		14,207
TOTAL JUST VALUE		242,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0607/0264	9/11/1990	WD	Q	I		56,000
GRANTOR: WHITMORE ED & FRANCI						
GRANTEE: BRINLEE LARY & RUTH						
0419/0496	5/01/1984	WD	Q	I		38,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 UOP=[YR=1993] N8 W16 S8 BAS=[YR=1993] W20 S38 E15 FOP=[YR=1993] E5 N11 W5 S11 $ N11 E21 N27 W16 $ E16$S27 E12 N27 $.

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
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	RS-1	0.00	0.00	1.68	AC		1.00	1.00	0.85	80,000.00	68,000.00	114,240							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.68 Total Land Value: 114,240 Market: 0 Agricultural: 0 Common: 114,240 PRINTED 08/02/2023 BY SYS