TRACT 20
IN OR 1009/1583
CHESTER LOFTON RD

YALE DARIN L & BRENDA M
96745 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5110-0020-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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	05	Quality Level 05

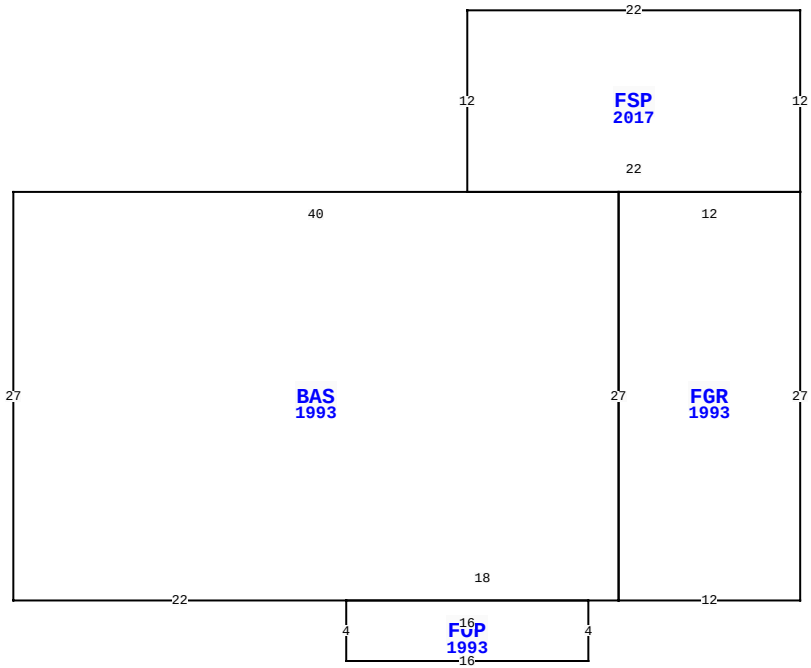
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	99,328
FGR	324	55	178	16,371
FOP	64	30	19	1,747
FSP	264	40	106	9,749
TOTALS	1,732		1,383	127,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	133.3904	120.38	166,486	1973	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1080 HX Base Yr



96745 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		127,195
TOTAL MARKET OB/XF VALUE		3,212
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		210,407
SOH/AGL Deduction		0
ASSESSED VALUE		210,407
TOTAL EXEMPTION VALUE	13	210,407
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		210,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002044	ROOF	10,000	02/02/2022
B1704873	SUNROOM	30,056	08/01/2017
E007440	CHNGE SRVC	1,000	11/01/2000
R93-034	REPAIR/RRF	1,600	04/01/1993
3082	XFOB	1,000	11/08/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/1583	9/27/2001	WD	Q	I		108,000
GRANTOR: DUBOSE DAVID R						
GRANTEE: YALE DARIN & BRENDA						
0947/1500	9/01/2000	WD	U	I	07	100
GRANTOR: MANNING SABRINA J						
GRANTEE: DUBOSE DAVID R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] N12 W22 S12 E22$ FGR=[YR=1993] W12
BAS=[YR=1993] W40 S27 E22 FOP=[YR=1993] S4 E16 N4 W16$ E18
N27$ 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
2	0940	SHEDS/PORT	0	100	0	0	252.00	SF	30.00	30.00	100	2002	2002	3	21	1,588	
3	0350	CARPORT WD	0	100	0	0	231.00	SF	13.00	13.00	100	2002	2002	3	21	631	
4	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	2002	2002	3	83	993	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/18/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS