

TRACT 21
IN OR 709/950
CHESTER LOFTON RD

ALLBRITTON JAMES N
96753 CHESTER ROAD
YULEE, FL 32097

2023

43-3N-28-5110-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

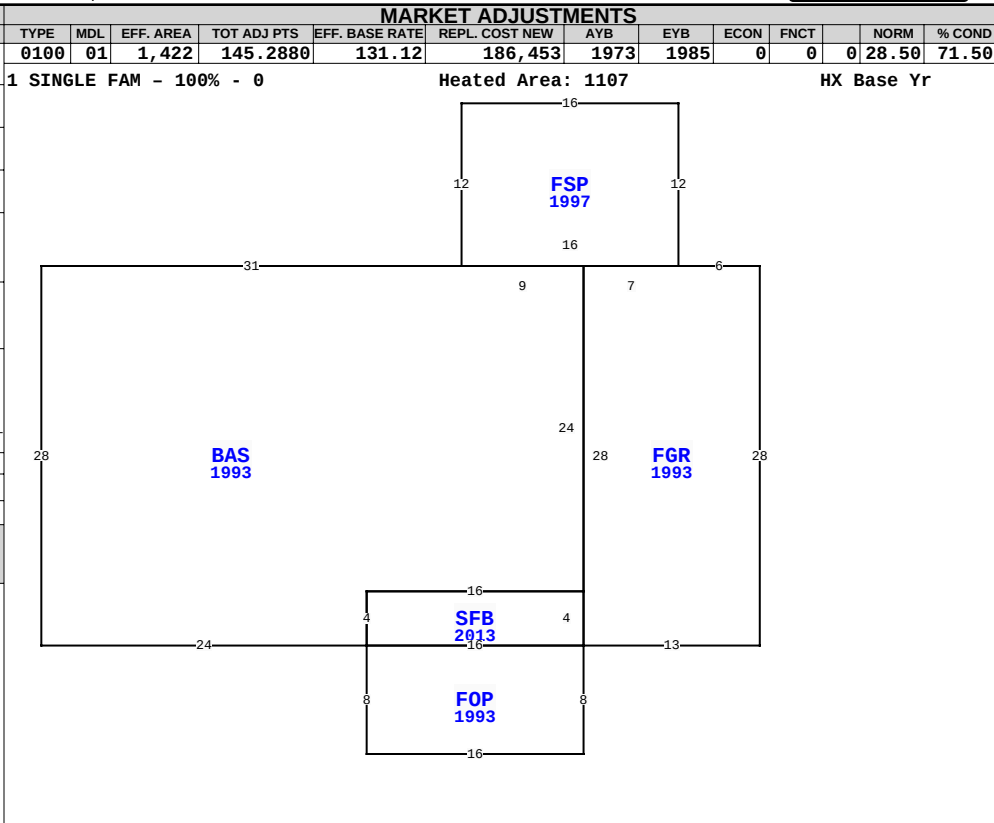
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	99,001
FGR	364	55	200	18,750
FOP	128	30	38	3,563
FSP	192	40	77	7,219
SFB	64	80	51	4,781

TOTALS	1,804		1,422	133,314
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	
2	0510	GARAGE WD-	0 100	28	36	1,008.00	SF	35.00	
3	0351	CARPORT MT	0 100	28	20	560.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	



96753 CHESTER RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1982	1982	3	41	171	
35.00	100	1985	1985	3	20	7,056	
10.00	100	2003	2003	3	22	1,232	

TOTAL OB/XF									
8,459									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		133,314	
TOTAL MARKET OB/XF VALUE		8,459	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		221,773	
SOH/AGL Deduction		133,586	
ASSESSED VALUE		88,187	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		38,187	
TOTAL JUST VALUE		221,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414169	XFOB	5,400	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0709/0950	7/20/1994	QC	U	I	06
					SALE PRICE
					4,500
GRANTOR: ALLBRITTON TAMMY J					
GRANTEE: ALLBRITTON JAMES N					
0629/0229	6/19/1991	QC	U	I	01
					100
GRANTOR: ALLBRITTON JAMES					
GRANTEE: ALLBRITTON JAMES &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W6 FSP=[YR=1997] N12 W16 S12 BAS=[YR=1993] W31 S28 E24 FOP=[YR=1993] S8 E16 N8 SFB=[YR=2013] N4 W16 S4 E16\$ W16\$ N4 E16 N24 W9\$ E16\$ W7 S28 E13 N28\$.									