TRACT 23 IN OR 197/85
(EX PT IN OR 915/1883 &
PT R/W IN OR 247/673)

TOMPKINS WILLIS P
96771 CHESTER RD
YULEE, FL 32097

2023

43-3N-28-5110-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

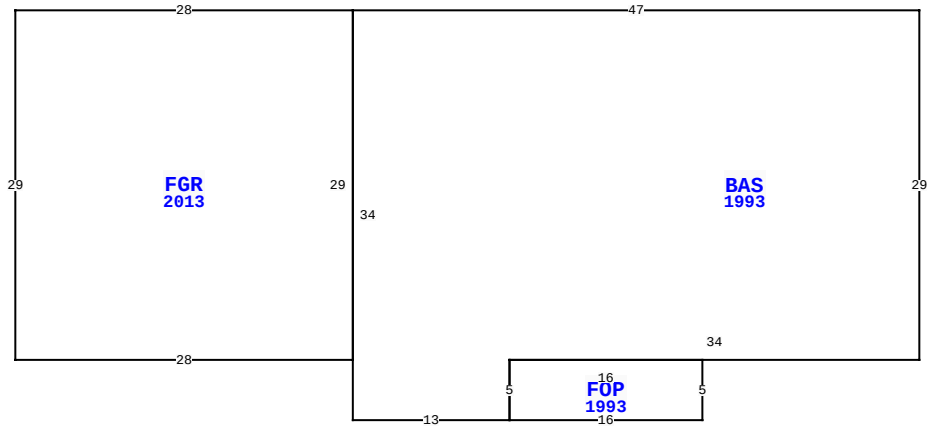
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,428	100	1,428	126,096
FGR	812	55	447	39,472
FOP	80	30	24	2,119
TOTALS	2,320		1,899	167,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	136.8400	123.50	234,526	1972	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1976 Heated Area: 1428 HX Base Yr 1976



96771 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,686
TOTAL MARKET OB/XF VALUE		3,467
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		225,153
SOH/AGL Deduction		128,454
ASSESSED VALUE		96,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,699
TOTAL JUST VALUE		225,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0197/0085	5/22/1974	WD	Q	I	01	23,300
GRANTOR: BAKER RICHARD E & MIR						
GRANTEE: TOMPKINS WILLIS P &						
0148/0250	1/01/1973	WD	Q	I		21,350
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47FGR=[YR=2013] W28 S29 E28 N29 $ S34 E13
FOP=[YR=1993] E16 N5 W16S5$ N5 E34 N29$.

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
1	0811	CONCRETE B	0	100	0	0	738.00	SF	5.20	5.20	100	1998	1998	3	77	2,955	
2	1242	WD DECK A	0	100	32	8	256.00	SF	10.00	10.00	100	1998	1998	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 3,467

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	000100	C	SFR	100		RS-1	0.00	0.00	0.68	AC		1.00	1.00	1.00	80,000.00	80,000.00	54,000							

REVIEW DATE 04/22/2019 BY KW Total Acres: 0.68 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS