IN OR 2596/582
PARCELS 1-22 & 1-28
2003 HBOS DW/MH &

PB & J QUEST LLC
97365 AMY DRIVE
YULEE, FL 32097

2023

44-3N-28-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

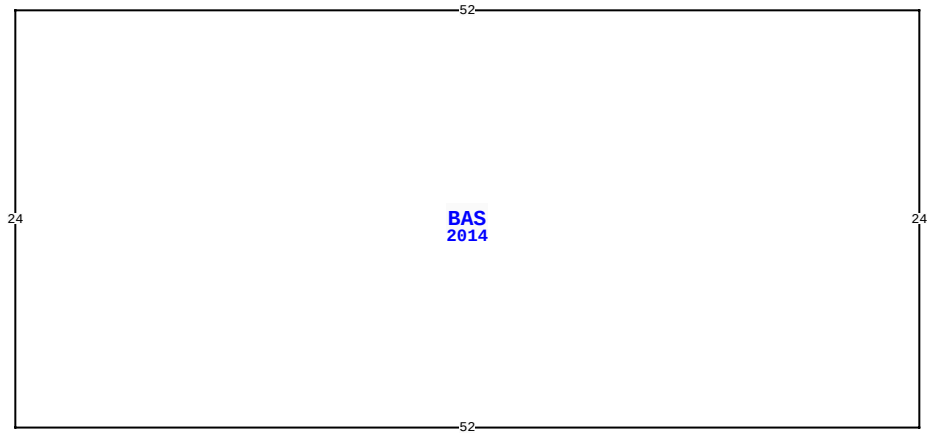
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	63,827
TOTALS	1,248		1,248	63,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	135.3000	94.71	118,198	2003	2003	0	0	0	46.00	54.00

2 M/H 94+ – 0% - 2023 Heated Area: 1248 HX Base Yr



96555 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	109,914
TOTAL MARKET OB/XF VALUE	8,925
TOTAL LAND VALUE - MARKET	161,600
TOTAL MARKET VALUE	280,439
SOH/AGL Deduction	0
ASSESSED VALUE	280,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,439
TOTAL JUST VALUE	280,439
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145543	CO ISSUED	0	04/21/2014
B145543	MH MOVE-ON	0	03/01/2014
MH145541	FIRE DAMAGE	0	03/01/2014
MH145542	MH MOVE-ON	0	03/01/2014
983094	H/AC	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/0582	10/13/2022	WD	U	I	17	315,000
GRANTOR: CHESTER CHURCH OF GOD						
GRANTEE: PB & J QUEST LLC						
1263/0677	10/04/2004	WD	Q	I		93,500
GRANTOR: STAFFORD JEFFREY & LI						
GRANTEE: CHESTER CHURCH OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W52 S24 E52 N24$.

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
5	0810	CONCRETE A	0	0	0	0	600.00	SF	6.50	6.50	100	1997	1997	3	75	2,925	
9	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,925

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	000102	C	SFR/MH	0		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	161,600							

REVIEW DATE 07/25/2022 BY KW Total Acres: 2.02 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS

IN OR 2596/582
PARCELS 1-22 & 1-28
2003 HBOS DW/MH &

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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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	0	0 100
Units		0 100
Quality	04	Quality Level 04

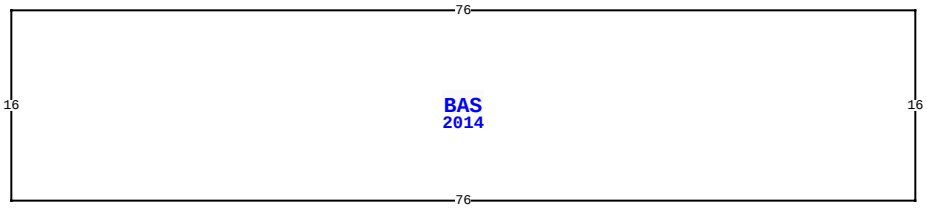
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	46,087
TOTALS	1,216		1,216	46,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.9200	90.24	109,732	1997	1997	0	0	0	58.00	42.00

3 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



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GRANTOR: STAFFORD JEFFREY & LI						
GRANTEE: CHESTER CHURCH OF G						

96555 CHESTER RD, YULEE

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

EXTRA FEATURES

L N	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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/25/2022 BY KW Total Acres: 2.02 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 08/02/2023 BY SYS