



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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
BAS	1,896	100	1,896
FGR	773	55	425
FOP	30	30	9
FSP	425	40	170
FUS	1,318	100	1,318
PTO	84	5	4
TOTALS	4,526		3,822

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,822	111.7710	132.73	507,294	2007	2007	0	0	7.50	92.50

2 SNGL FAM - 100% - 2019 Heated Area: 3214 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			469,247
TOTAL MARKET OB/XF VALUE			10,198
TOTAL LAND VALUE - MARKET			82,400
TOTAL MARKET VALUE			561,845
SOH/AGL Deduction			193,939
ASSESSED VALUE			367,906
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			317,906
TOTAL JUST VALUE			561,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12057	MECH OTHER	0	09/01/2006
R09577	REPAIR/RRF	4,000	08/01/2006
E17765	TEMP POLE	4,500	07/01/2006
P11372	OTHER	0	07/01/2006
C17859	CO ISSUED	0	05/01/2006
B17859	NEW CONSTR	300,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1509	8/24/2018	WD	Q	I	01	405,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: SWANSON VINCE & TIN						
2097/1748	1/30/2017	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

EXTRA FEATURES		96525 CHESTER RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0500	FP-PRE FAB	3,500.00
2	0812	CONCRETE C	4.00

BLD DATE	05/05/2015	KK	LGL DATE	06/20/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2007] W14 FSP=[YR=2008] W31 BAS=[YR=2007] W7 D3 L3 S17 W3 S22 E13 S2 E11 FOP=[YR=2007] S2 E6 FGR=[YR=2007] E2 S24 E16 S2 E11 N34 W8 S8 W8 N3 W13 S3 \$ N5 W6 S3 \$ N3 E6 S2 E13 S3 E8 N8 E7 N26 W42 N9 U3 L3 \$ D3 R3 S9 E42 N6 W14 N6 \$ S6 E14 N6 \$ PTR=E30 FUS=[YR=2007] E17 S6 E13 S38 W7 S25 W14 N25 W5 N14 E5 U4 R4 N10 L4 U4 W9 N12 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF										10,198												
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
1	000115	C	SFR ACRES	100	0006	OR	113.00	400.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							