IN OR 2502/1481 (EX 1-36)

SINGH BASHAMBER/PATEL BHUMIKABEN
96515 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-0000-0001-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

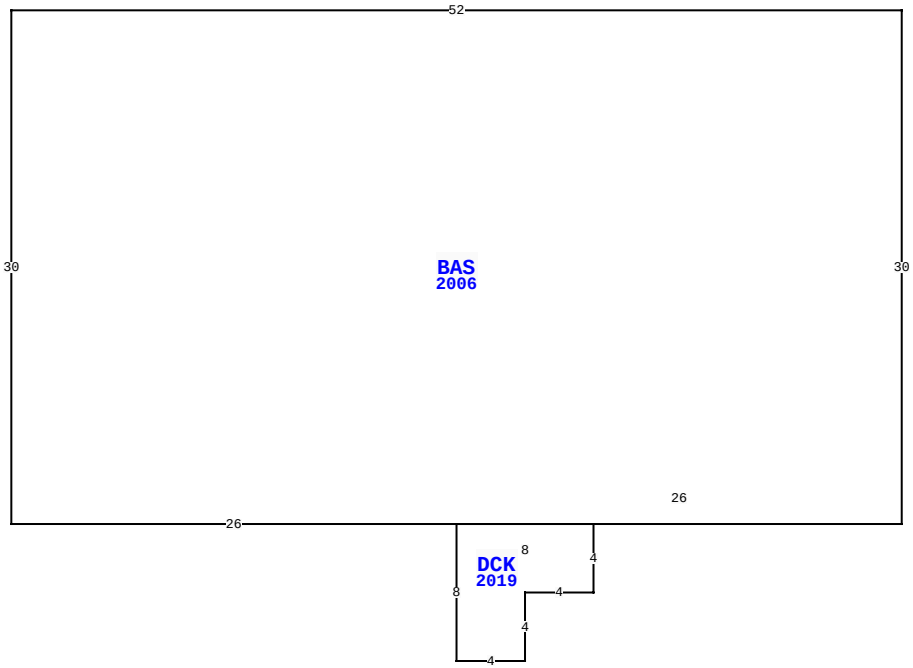
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	84,184
DCK	48	15	7	378
TOTALS	1,608		1,567	84,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,567	128.4800	89.94	140,936	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



96515 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	84,562
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,400
TOTAL MARKET VALUE	166,962
SOH/AGL Deduction	26,897
ASSESSED VALUE	140,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,065
TOTAL JUST VALUE	166,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4720	MH MOVE-ON	0	12/01/2005
M10790	MECH OTHER	0	12/01/2005
P10468	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1481	9/10/2021	SW	U	I	30	45,000
GRANTOR: SINGH BASHAMBER						
GRANTEE: SINGH BASHAMBER & B						
2349/1484	3/13/2020	WD	U	I	12	115,000
GRANTOR: GOSHEN MORTGAGE REO L						
GRANTEE: SINGH BASHAMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E26 DCK=[YR=2019] S8 E4 N4 E4 N4 W8$ E26 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	113.00	400.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/02/2023 BY SYS