LOT 11 & PAR 1-24
IN OR 2258/1292
EX FPL ESMT OR 307/555

GIBSON RONALD W & JODI K
96536 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-5050-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

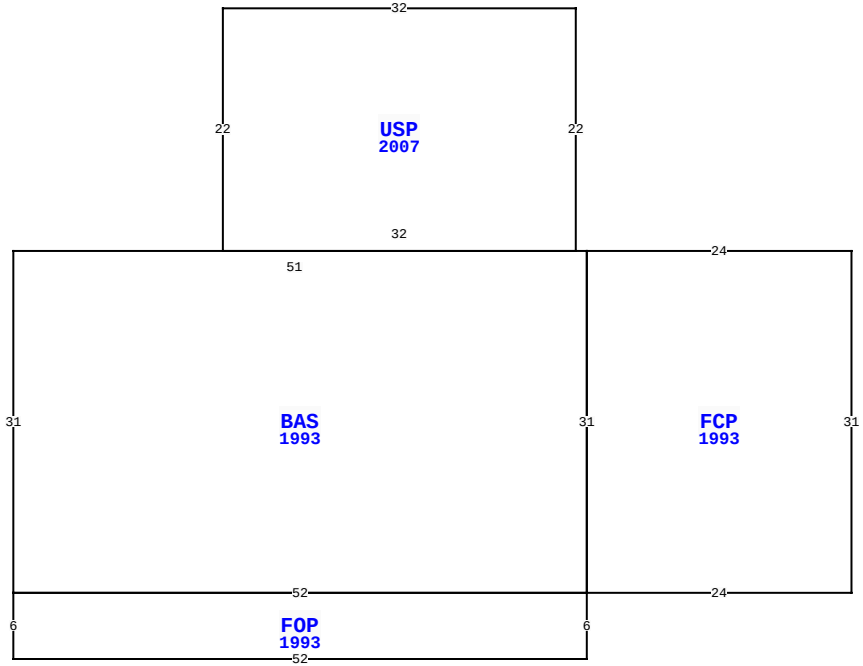
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	153,854
FCP	744	25	186	17,752
FOP	312	30	94	8,972
USP	704	30	211	20,139
TOTALS	3,372		2,103	200,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	122.9655	110.98	233,391	1989	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1612 HX Base Yr 2020



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

96536 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,716
TOTAL MARKET OB/XF VALUE		7,516
TOTAL LAND VALUE - MARKET		190,400
TOTAL MARKET VALUE		398,632
SOH/AGL Deduction		195,598
ASSESSED VALUE		203,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,034
TOTAL JUST VALUE		398,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003002	REPAIR/RRF	11,000	04/01/2020
5862	NEW CONSTR	60,720	07/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/1419	3/01/2019	WD	U	I	11	100
GRANTOR: CASON JOANNA R						
GRANTEE: GIBSON RONALD W & J						
2258/1292	3/01/2019	WD	Q	I	02	249,800
GRANTOR: CASON JOANNA R						
GRANTEE: GIBSON RONALD W & J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 BAS=[YR=1993] W1 USP=[YR=2007] N22 W32 S22 E32$ W51 S31 FOP=[YR=1993] S6 E52 N6 W52 $ E52 N31 $ S31 E24N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0681	POLE SHED	0	100	16	26	416.00	SF	15.00	15.00	100	1989	1989	3	20	1,248	
3	0681	POLE SHED	0	100	0	0	1,296.00	SF	15.00	15.00	100	1991	1991	3	20	3,888	

LAND DESCRIPTION

TOTAL OB/XF 7,516

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	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	3.40	AC		1.00	1.00	0.70	80,000.00	56,000.00	190,400							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 3.40 Total Land Value: 190,400 Market: 0 Agricultural: 0 Common: 190,400 PRINTED 08/02/2023 BY SYS