LOT 3
IN OR 1043/42
CHESTER ROAD PB 6/81-84

NEWSOM OTIS & NORMA
96364 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

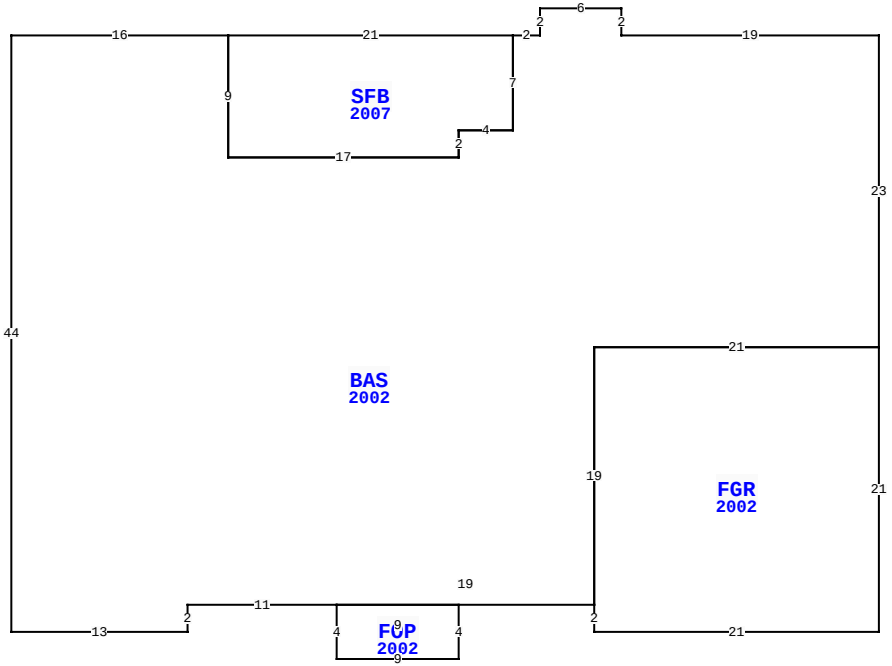
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,146	100	2,146	239,126
FGR	441	55	243	27,077
FOP	36	30	11	1,226
SFB	181	80	145	16,157
TOTALS	2,804		2,545	283,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	102.7200	121.98	310,439	2002	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2003 Heated Area: 2291 HX Base Yr 2003



96364 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		283,586
TOTAL MARKET OB/XF VALUE		34,855
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		416,841
SOH/AGL Deduction		218,671
ASSESSED VALUE		198,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,170
TOTAL JUST VALUE		416,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007421	REPAIR/RRF	0	09/01/2020
B0617727	SWIM POOL	30,000	10/31/2006
B0108852	NEW CONSTR	100,993	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/0042	3/12/2002	WD	Q	I		169,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: NEWSOM OTIS & NORMA						
0994/1296	6/28/2001	WD	U	V	19	17,400
GRANTOR: CHESTER RD GENERAL PA						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 N2 W6 S2 W2 SFB=[YR=2007] W21 S9 E17 N2 E4 N7$ S7 W4 S2 W17 N9 W16 S44 E13 N2 E11 FOP=[YR=2002] S4 E9 N4 W9$ E19 FGR=[YR=2002] S2 E21 N21 W21 S19$ N19 E21 N23$.

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,184.00	SF	4.00	4.00	100	2002	2002	3	83	7,251	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
4	0845	KOOL DECK	0	100	0	0	670.00	SF	7.25	7.25	100	2007	2007	3	89	4,323	
5	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 34,855

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		RS-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400							

REVIEW DATE 08/27/2021 BY KWA Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/02/2023 BY SYS