

LOT 5
IN OR 1491/1992
CHESTER ROAD PB 6/81-84

FOREHAND TERRENCE JR & STEPHANIE
96372 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0005-0000



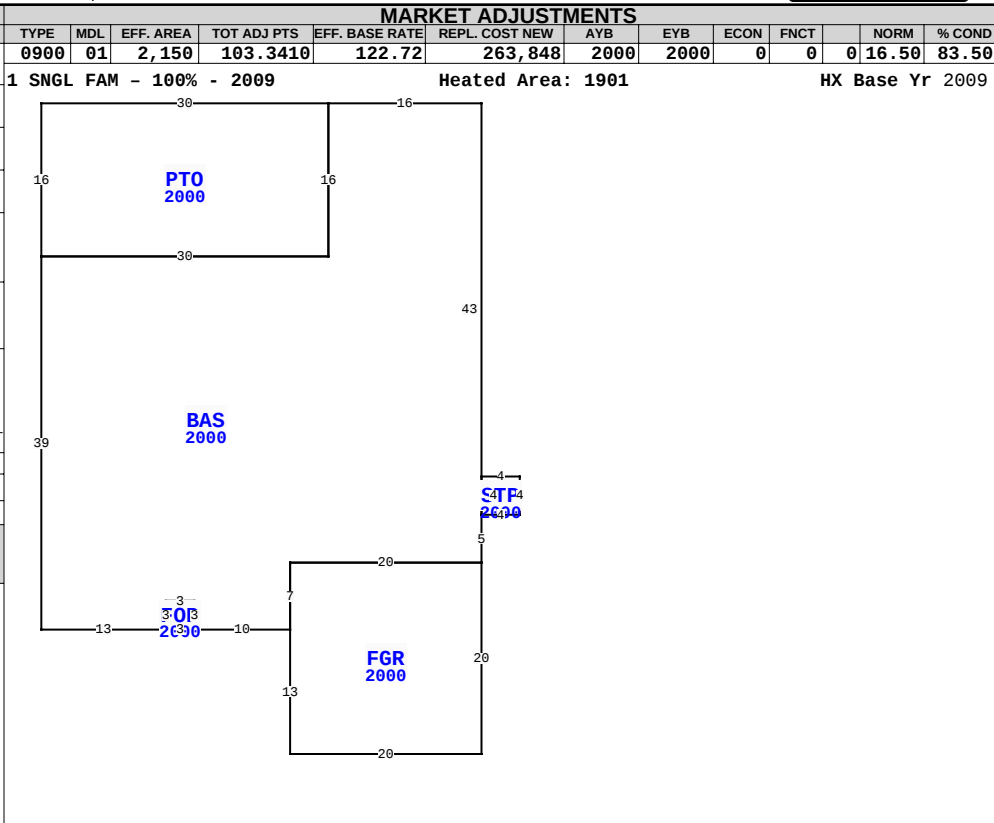
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,901	100	1,901	194,798
FGR	400	55	220	22,543
FOP	9	30	3	307
PTO	480	5	24	2,459
STP	16	10	2	205

TOTALS	2,806		2,150	220,313
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,222.00	SF	5.20	5.20	
2	0351	CARPORT MT	0	100	24	35	840.00	SF	20.00	20.00	



96372 CHESTER RD, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0811	CONCRETE B	0	100	0	0	1,222.00	SF	5.20	5.20	100	2000	2000	3	80	5,084	
2	0351	CARPORT MT	0	100	24	35	840.00	SF	20.00	20.00	100	2013	2013	3	65	10,920	

LAND DESCRIPTION										TOTAL OB/XF										16,004	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		08/27/2021		BY		KWA		Total Acres: 1.23		Total Land Value: 98,400				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												220,313											
TOTAL MARKET OB/XF VALUE												16,004											
TOTAL LAND VALUE - MARKET												98,400											
TOTAL MARKET VALUE												334,717											
SOH/AGL Deduction												187,206											
ASSESSED VALUE												147,511											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												97,511											
TOTAL JUST VALUE												334,717											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												255,547											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327166	ADDITION	34,121	05/01/2013
996714	NEW CONSTR	85,162	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1491/1992	4/12/2007	WD	Q	I		208,000	
GRANTOR: YULEE UNITED METHODIS							
GRANTEE: FOREHAND TERRENCE J							
0909/0577	11/29/1999	WD	Q	V		19,000	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: YULEE UNITED METHOD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W16 PTO=[YR=2000] W30 S16 E30 N16 \$ S16 W30 S39 E13 FOP=[YR=2000] E3 N3 W3 S3 \$ N3 E3 S3 E10 FGR=[YR=2000] S13 E20 N20 W20 S7 \$ N7 E20 N5 STP=[YR=2000] E4 N4 W4 S4 \$ N43 \$.											