

LOT 6
IN OR 1405/222
CHESTER ROAD PB 6/81-84

SINCLAIR GERALD W SR & JANE F
96376 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	3 100
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
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	190,298
FGR	426	55	234	26,224
FOP	16	30	5	560
FSP	200	40	80	8,966

TOTALS	2,340	2,017	226,049
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	84	16	1,344.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	142.00	SF	6.50	
4	0940	SHEDS/PORT	0 100	26	16	416.00	SF	30.00	
5	0680	POLE SHED	0 100	26	12	312.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.23

REVIEW DATE	08/27/2021	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,017	105.4500	125.22	252,569	1999	2001	0	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2020													
Heated Area: 1698													
HX Base Yr													

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0 100	84	16	1,344.00	SF	6.50	6.50	100	1999	1999	3	79	6,901	
3	0810	CONCRETE A	0 100	0	0	142.00	SF	6.50	6.50	100	1999	1999	3	79	729	
4	0940	SHEDS/PORT	0 100	26	16	416.00	SF	30.00	30.00	100	2014	2014	3	70	8,736	
5	0680	POLE SHED	0 100	26	12	312.00	SF	10.00	10.00	100	2014	2014	3	78	2,434	

TOTAL OB/XF										21,740						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	1.23	Total Land Value:	98,400	Market:	0	Agricultural:	0	Common:	98,400
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,049	
TOTAL MARKET OB/XF VALUE		21,740	
TOTAL LAND VALUE - MARKET		98,400	
TOTAL MARKET VALUE		346,189	
SOH/AGL Deduction		145,374	
ASSESSED VALUE		200,815	
TOTAL EXEMPTION VALUE		200,815	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		346,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996417	NEW CONSTR	82,566	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1405/0222	4/18/2006	WD	U	I	23
GRANTOR: NETTLES LARRY E & SUS					
GRANTEE: SINCLAIR GERALD W S					
0950/0502	9/20/2000	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					
GRANTEE: NETTLES LARRY E & S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W14 FSP=[YR=1999] N10 W20 S10 E20 \$ W32 S40 E12 FOP=[YR=1999] E4 N4 W4 S4 \$ N4 E4 S4 E10 FGR=[YR=1999] S15 E20 N22 W18 S7 W2 \$ E2 N7 E18 N33 \$.									