LOT 11
CHESTER ROAD PB 6/81-84

RODRIGUEZ SANTIAGO E DIAZ
96402 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

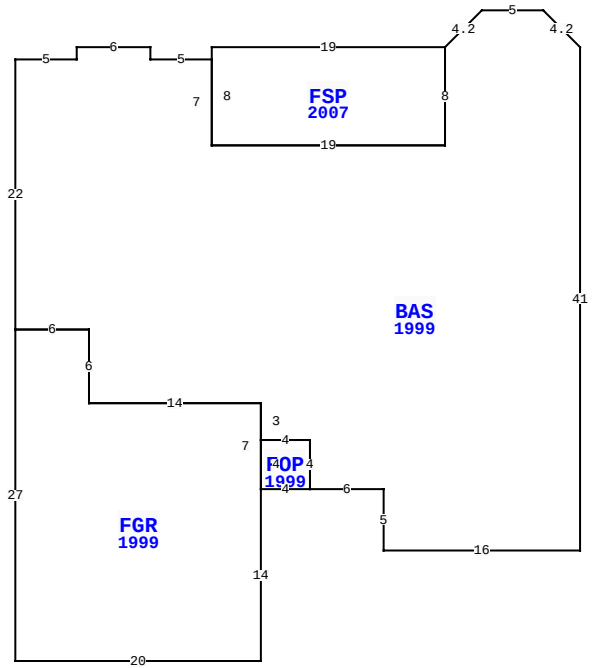
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,406	100	1,406	170,874
FGR	456	55	251	30,504
FOP	16	30	5	608
FSP	152	40	61	7,413
TOTALS	2,030		1,723	209,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,723	111.2450	132.10	227,608	1999	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 1406 HX Base Yr 2022



96402 CHESTER RD, YULEE

BLD DATE	03/03/2023 NW	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		209,399
TOTAL MARKET OB/XF VALUE		11,160
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		318,959
SOH/AGL Deduction		156,626
ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB DX SX	105,000
BASE TAXABLE VALUE		57,333
TOTAL JUST VALUE		318,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108254	ROOF	13,000	06/23/2021
985428	NEW CONSTR	69,576	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0795	7/22/2021	WD	Q	I	01	322,500
GRANTOR: LOZANO ANDRES E & ASH						
GRANTEE: RODRIGUEZ SANTIAGO						
2258/1762	2/28/2019	WD	Q	I	01	214,000
GRANTOR: AYARS CARL & BONNIE						
GRANTEE: LOZANO ANDRES E & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W5 D3 L3 FSP=[YR=2007] W19 S8 E19 N8$ S8 W19 N7 W5 N1 W6 S1 W5 S22 FGR=[YR=1999] S27 E20 N14 FOP=[YR=1999] E4 N4 W4 S4$ N7 W14 N6 W6$ E6 S6 E14 S3 E4 S4 E6 S5 E16 N41$.

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	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1999	1999	3	79	534	
2	0810	CONCRETE A	0	100	102	16	1,632.00	SF	6.50	6.50	100	1999	1999	3	79	8,380	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2016	2016	3	78	2,246	

LAND DESCRIPTION

TOTAL OB/XF 11,160

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 08/30/2021 BY KWA Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/02/2023 BY SYS