LOT 13
ESMT IN OR 856/252
CHESTER ROAD PB 6/81-84

SPYKER JOHN D/ANGELES-SPYKER JOCELYN
96414 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

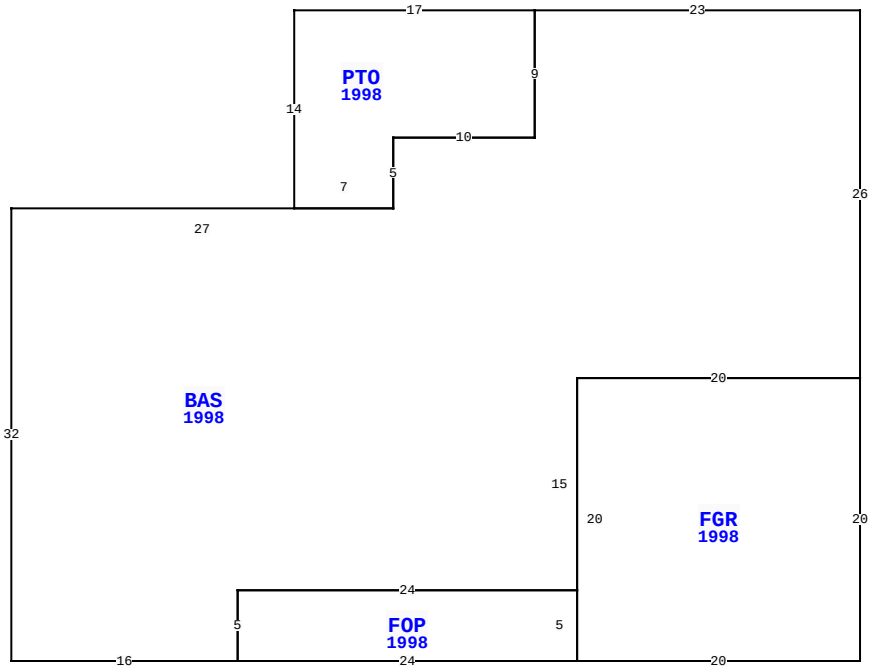
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,772	100	1,772	213,834
FGR	400	55	220	26,548
FOP	120	30	36	4,344
PTO	188	5	9	1,086
TOTALS	2,480		2,037	245,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,037	107.7020	127.90	260,532	1998	2010	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2023 Heated Area: 1772 HX Base Yr



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

96414 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,812
TOTAL MARKET OB/XF VALUE		10,219
TOTAL LAND VALUE - MARKET		94,400
TOTAL MARKET VALUE		350,431
SOH/AGL Deduction		0
ASSESSED VALUE		350,431
TOTAL EXEMPTION VALUE	13	350,431
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		350,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012692	REPAIR/RRF	16,000	12/17/2020
B2010910	(7) WINDOWS	4,846	11/09/2020
B1705590	WINDOWS	1,380	09/01/2017
B25223	XFOB	2,280	10/01/2011
984754	NEW CONSTR	83,619	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1183	10/21/2021	WD	Q	I	01	439,900
GRANTOR: WELKER RONNY & CATHY						
GRANTEE: SPYKER JOHN D & JOC						
2432/1546	2/09/2021	WD	Q	I	02	345,000
GRANTOR: ZARTMAN JOSHUA & MEGA						
GRANTEE: WELKER RONNY & CATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W23 PTO=[YR=1998] W17 S14 E7 N5 E10 N9 $ S9 W10 S5 W27 S32 E16 FOP=[YR=1998] E24 FGR=[YR=1998] E20 N20 W20 S20 $ N5 W24 S5 $ N5 E24 N15 E20 N26 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	1998	1998	3	77	661	
3	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	4.00	100	1998	1998	3	77	6,653	

LAND DESCRIPTION

TOTAL OB/XF 10,219

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	1.18	AC		1.00	1.00	1.00	80,000.00	80,000.00	94,400							

REVIEW DATE 08/30/2021 BY KWA Total Acres: 1.18 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS