LOT 14
CHESTER ROAD PB 6/81-84

GRAVES MARY L L/E/
96418 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

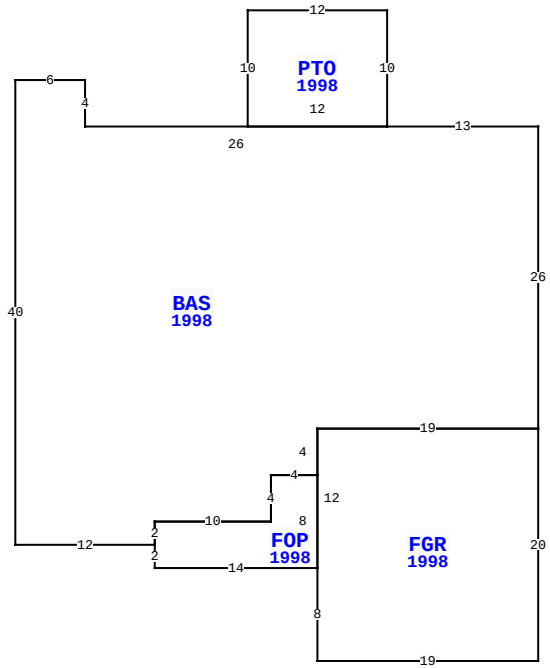
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,410	100	1,410	165,807
FGR	380	55	209	24,577
FOP	72	30	22	2,587
PTO	120	5	6	706
TOTALS	1,982		1,647	193,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,647	112.2102	133.25	219,463	1998	1998	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 1999 Heated Area: 1410 HX Base Yr 1999



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/20/2023 MLU
AG DATE	

96418 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,676
TOTAL MARKET OB/XF VALUE		8,462
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		300,538
SOH/AGL Deduction		159,808
ASSESSED VALUE		140,730
TOTAL EXEMPTION VALUE	HX HB WX SL	140,730
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		300,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002075	REPAIR/RRF	16,458	03/01/2020
984769	NEW CONSTR	69,098	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1802	5/14/2021	LE	U	I	11	100
GRANTOR: GRAVES MARY L						
GRANTEE: GRAVES MATTHEW A &						
0847/0673	9/02/1998	WD	Q	I		105,700
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GRAVES JOHN J & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 PTO=[YR=1998] N10 W12 S10 E12$ W26 N4 W6 S40 E12 FOP=[YR=1998] S2 E14 FGR=[YR=1998] S8 E19 N20 W19 S12$ N8 W4 S4 W10 S2$ N2 E10 N4 E4 N4 E19 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	16	4	64.00	SF	6.50	6.50	100	1998	1998	3	77	320	
3	0811	CONCRETE B	0	100	0	0	1,308.00	SF	5.20	5.20	100	1998	1998	3	77	5,237	

LAND DESCRIPTION

TOTAL OB/XF 8,462

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 10/29/2018 BY SBX Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/02/2023 BY SYS