

LOT 16
CHESTER ROAD PB 6/81-84

JONES JAMES A
96428 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	2,355	108.3684	128.69	303,065	1999	1999	0	0	11.25	88.75	VALUATION SUMMARY																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2000													Heated Area: 1998 HX Base Yr 2000																			
Roof Cover	03	COMP SHNGL 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 4										Tax Dist:									
Interior Floo	13	LVT/LAMMT 60														BUILDING MARKET VALUE										268,970									
Interior Floo	11	CLAY TILE 40														TOTAL MARKET OB/XF VALUE										9,554									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										98,400									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										376,924									
Bedrooms	3	100														SOH/AGL Deduction										181,236									
Bathrooms	2	100														ASSESSED VALUE										195,688									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB WR 55,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										140,688									
Units	0	100	TOTAL JUST VALUE										376,924																						
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										292,650																						
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	1,998	100	1,998	228,197																															
FGR	444	55	244	27,868																															
FOP	36	30	11	1,257																															
FSP	254	40	102	11,649																															
TOTALS			2,732	2,355	268,970																														
EXTRA FEATURES			96428 CHESTER RD, YULEE																																
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	0810	CONCRETE A	0 100	2	22	44.00	SF	6.50	6.50	100	1999	1999	3	79	226																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																				
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	1999	1999	3	79	293																				
4	0810	CONCRETE A	0 100	0	0	1,187.00	SF	6.50	6.50	100	1999	1999	3	79	6,095																				
TOTAL OB/XF 9,554																																			
LAND DESCRIPTION																																			
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	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 06/09/2022 BY KW Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/02/2023 BY SYS																																			