LOT 19
IN OR 948/1345
CHESTER ROAD PB 6/81-84

PEAK TIMOTHY & AMY L
96444 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

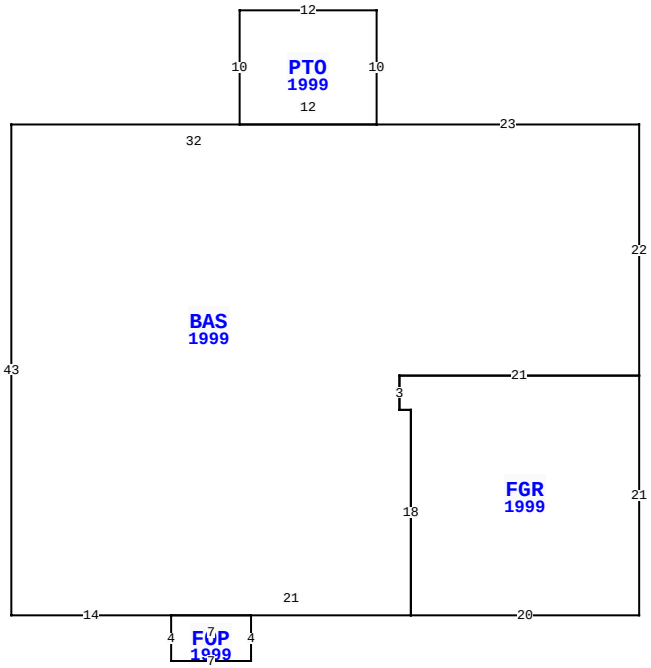
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,942	100	1,942	222,645
FGR	423	55	233	26,713
FOP	28	30	8	917
PTO	120	5	6	688
TOTALS	2,513		2,189	250,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,189	108.7800	129.18	282,775	1999	1999	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2001 Heated Area: 1942 HX Base Yr



96444 CHESTER RD, YULEE

BLD DATE		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		250,963
TOTAL MARKET OB/XF VALUE		33,812
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		383,175
SOH/AGL Deduction		236
ASSESSED VALUE		382,939
TOTAL EXEMPTION VALUE	13	382,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		383,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001596	WINDOWNS	18,500	02/02/2022
B018300	SWIM POOL	0	05/01/2001
B0108186	GARAGE	18,000	04/01/2001
9805645	NEW CONSTR	92,035	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/1345	9/08/2000	WD	Q	I		135,000
GRANTOR: JOHNSON CALVIN H & PA						
GRANTEE: PEAK TIMOTHY & AMY						
0878/0568	4/09/1999	WD	Q	I		133,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: JOHNSON CALVIN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 PTO=[YR=1999] N10 W12 S10 E12 $ W32 S43 E14 FOP=[YR=1999] S4 E7 N4 W7 $ E21 FGR=[YR=1999] E20 N21 W21 S3 E1 S18 $ N18 W1 N3 E21 N22 $.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	1999	1999	3	79	816	
3	0812	CONCRETE C	0	100	0	0	2,345.00	SF	4.00	4.00	100	1999	1999	3	79	7,410	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2001	2001	3	29	12,621	
5	0845	KOOL DECK	0	100	0	0	532.00	SF	7.25	7.25	100	2001	2001	3	82	3,163	
6	0510	GARAGE WD-	0	100	27	23	621.00	SF	35.00	35.00	100	2001	2001	3	30	6,521	
7	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2001	2001	3	82	341	

LAND DESCRIPTION

TOTAL OB/XF 33,812

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