LOT 20
CHESTER ROAD PB 6/81-84

KING THOMAS E V
96450 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

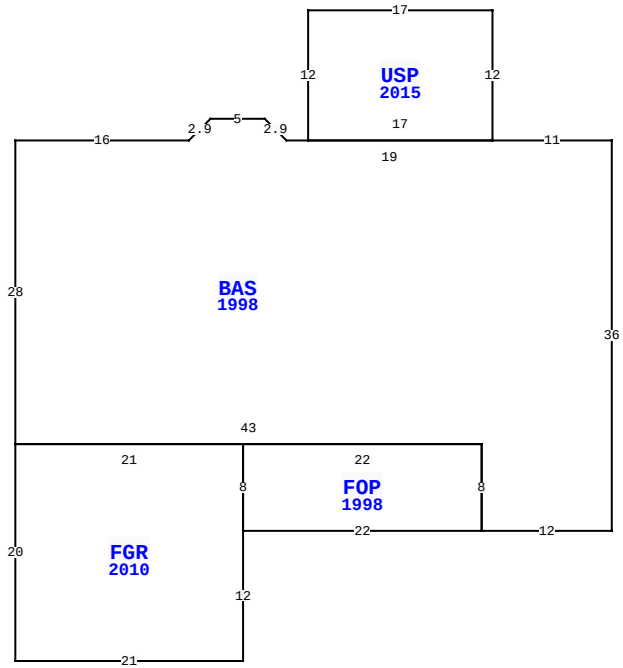
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,650	100	1,650	180,456
FGR	420	55	231	25,263
FOP	176	30	53	5,796
USP	204	30	61	6,671
TOTALS	2,450		1,995	218,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,995	105.1099	124.82	249,016	1998	1998	0	0	0	12.38	87.62

1 SNGL FAM – 0% - 0 Heated Area: 1650 HX Base Yr



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

96450 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,147
TOTAL MARKET OB/XF VALUE	17,919
TOTAL LAND VALUE - MARKET	97,600
TOTAL MARKET VALUE	344,666
SOH/AGL Deduction	50,800
ASSESSED VALUE	293,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,866
TOTAL JUST VALUE	344,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23591	DEMOLITION	1,000	05/01/2010
B23612	GARAGE	1,000	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0786	6/09/2021	WD	Q	I	01	350,000
GRANTOR: WALLER JAMES F JR & L						
GRANTEE: KING THOMAS E V						
1870/0543	7/26/2013	WD	Q	I	02	194,500
GRANTOR: MYER JEREMY & LEIGHAN						
GRANTEE: WALLER JAMES F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 USP=[YR=2015] N12 W17 S12 E17$ W19 U2 L2 W5 D2 L2 W16 S28 FGR=[YR=2010] S20 E21 N12 FOP=[YR=1998] E22 N8 W22 S8 $ N8 W21 $ E43 S8 E12 N36 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	0	3	73	219.00	SF	6.50	6.50	100	1998	1998	3	77	1,096	
3	0811	CONCRETE B	0	0	0	0	1,812.00	SF	3.90	3.90	100	1998	1998	3	77	5,441	
4	0811	CONCRETE B	0	0	0	0	304.00	SF	5.20	5.20	100	1998	1998	3	77	1,217	
7	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320	
8	0300	BOAT DCK W	0	0	0	0	150.00	SF	20.00	20.00	100	2021	2021	3	98	2,940	

LAND DESCRIPTION

TOTAL OB/XF 17,919

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	0		RS-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	80,000.00	80,000.00	97,600							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 1.22 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

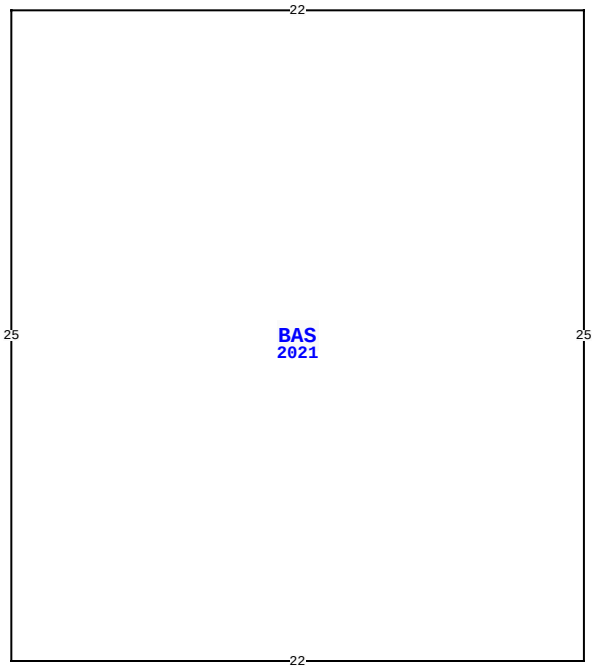
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	10,959
TOTALS	550		550	10,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	63.2500	22.14	12,177	2013	2013	0	0	0	10.00	90.00

2 GARAGE RES – 0% - 0 Heated Area: 550 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S25 E22 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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