LOT 21
IN OR 2003/1973
CHESTER ROAD PB 6/81-84

SING JOSHUA W & ERIN L
96456 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

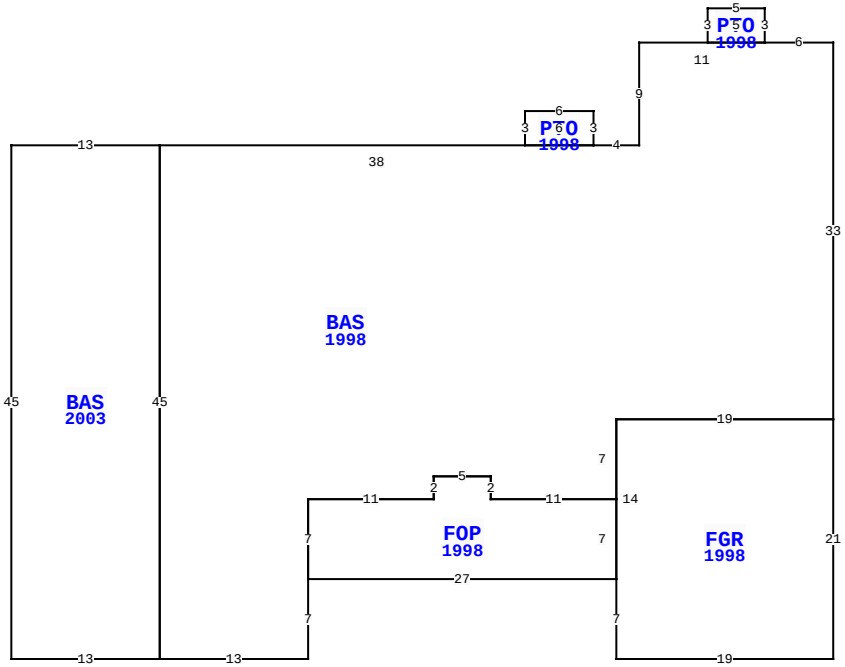
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	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	2,021	100	2,021	224,160
BAS	585	100	585	64,886
FGR	399	55	219	24,291
FOP	199	30	60	6,655
PTO	15	5	1	111
PTO	18	5	1	111
TOTALS	3,237		2,887	320,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,887	101.5200	120.56	348,057	1998	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2016 Heated Area: 2606 HX Base Yr 2016



96456 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		320,212
TOTAL MARKET OB/XF VALUE		70,335
TOTAL LAND VALUE - MARKET		149,040
TOTAL MARKET VALUE		539,587
SOH/AGL Deduction		282,535
ASSESSED VALUE		257,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,052
TOTAL JUST VALUE		539,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210339	GARAGE	39,600	11/01/2002
9805251	SWIM POOL	23,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/1973	9/11/2015	WD	Q	I	01	255,000
GRANTOR: EDMONDSON MICHAEL R &						
GRANTEE: SING JOSHUA W & ERI						
1365/1819	11/09/2005	WD	Q	I		327,000
GRANTOR: WIEGMANN WILLIAM W &						
GRANTEE: EDMONDSON MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 PTO=[YR=1998] N3 W5 S3 E5 $ W11 S9 W4 PTO=[YR=1998] N3 W6 S3 E6$ W38 BAS=[YR=2003] W13 S45 E13 N45$ S45 E13 N7 FOP=[YR=1998] E27 FGR=[YR=1998] S7 E19 N21 W19 S14$ N7 W11 N2 W5 S2 W11 S7$ N7 E11 N2 E5 S2 E11 N7 E19 N33$.

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	57	3	171.00	SF	6.50	6.50	100	1998	1998	3	77	856	
3	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	1998	1998	3	77	3,724	
4	0845	KOOL DECK	0	100	0	0	1,213.00	SF	7.25	7.25	100	1998	1998	3	77	6,772	
5	0861	POOL GUNIT	0	100	38	18	684.00	SF	85.00	85.00	100	1998	1998	3	23	13,372	
6	0511	GARAGE CB-	0	100	31	41	1,271.00	SF	40.00	40.00	100	2003	2003	3	84	42,706	

LAND DESCRIPTION

TOTAL OB/XF 70,335

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	000100	C	SFR	100		RS-1	0.00	0.00	2.07	AC		1.00	1.00	0.90	80,000.00	72,000.00	149,040							

REVIEW DATE 10/29/2018 BY SBX Total Acres: 2.07 Total Land Value: 149,040 Market: 0 Agricultural: 0 Common: 149,040 PRINTED 08/02/2023 BY SYS