LOT 22
CHESTER ROAD PB 6/81-84

TOMAYKO TIMOTHY J & KELSI R
96464 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

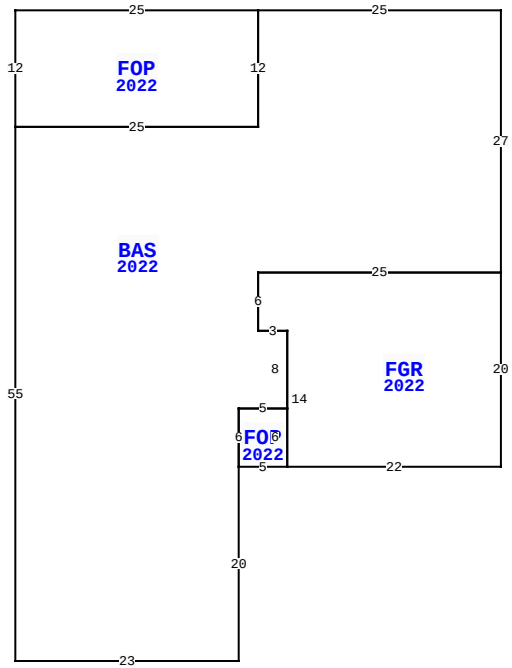
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,022	100	2,022	272,283
FGR	458	55	252	33,934
FOP	30	30	9	1,212
FOP	300	30	90	12,119
TOTALS	2,810		2,373	319,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	113.3958	134.66	319,548	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2022 HX Base Yr 2023



96464 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		319,548
TOTAL MARKET OB/XF VALUE		614
TOTAL LAND VALUE - MARKET		110,400
TOTAL MARKET VALUE		430,562
SOH/AGL Deduction		0
ASSESSED VALUE		430,562
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		375,562
TOTAL JUST VALUE		430,562
NCON VALUE		320,162
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018144	CO ISSUED	0	12/09/2022
B2100068	NEW CONSTR	280,849	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0666	11/09/2020	WD	Q	V	02	90,000
GRANTOR: BEAN RHETT A & CASSAN						
GRANTEE: TOMAYKO TIMOTHY J &						
1426/1662	7/10/2006	WD	Q	V		79,800
GRANTOR: CARRAWAY EDWARD & VIR						
GRANTEE: BEAN RHETT & CASSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W25 S12 E25 N12$ S12 W25 S55 E23 N20 FOP=[YR=2022] E5 FGR=[YR=2022] E22 N20 W25 S6 E3 S14$ N6 W5 S6$ N6 E5 N8 W3 N6 E25 N27$.

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	0811	CONCRETE B	0	100	0	0	78.00	SF	5.20	5.20	100	2022	2022	3	100	406	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104	

LAND DESCRIPTION

TOTAL OB/XF 614

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	1.38	AC		1.00	1.00	1.00	80,000.00	80,000.00	110,400							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 1.38 Total Land Value: 110,400 Market: 0 Agricultural: 0 Common: 110,400 PRINTED 08/02/2023 BY SYS