

HICKS KENNETH N JR & MARTHA MICHELLE
96470 CHESTER RD
YULEE, FL 32097

44-3N-28-507R-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 03										0900 01 2,075 115.4440 137.09 284,462 2003 2006 0 0 7.50 92.50										Tax Group: 4 Tax Dist:									
Roof Structure 03										1 SNGL FAM - 100% - 2017 Heated Area: 1657 HX Base Yr 2017										BUILDING MARKET VALUE 263,127									
Roof Cover 12																				TOTAL MARKET OB/XF VALUE 86,398									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 120,000									
Interior Floor 11																				TOTAL MARKET VALUE 469,525									
Interior Floor 14																				SOH/AGL Deduction 206,906									
Air Condition 03																				ASSESSED VALUE 262,619									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms																				BASE TAXABLE VALUE 212,619									
Bathrooms																				TOTAL JUST VALUE 469,525									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 356,105									
Occupancy																													
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 1,657 100 1,657 210,121																													
FGR 428 55 235 29,800																													
FOP 25 30 8 1,015																													
FSP 363 40 145 18,387																													
PTO 600 5 30 3,805																													
TOTALS 3,073 2,075 263,127																													
EXTRA FEATURES										96470 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 0812 CONCRETE C 0 100 0 0 2,004.00 SF 4.00 4.00 100 2003 2003 3 84 6,733																													
2 0351 CARPORT MT 0 100 34 18 612.00 SF 10.00 10.00 100 2018 2018 3 86 5,263																													
3 0861 POOL GUNIT 0 100 25 14 350.00 SF 85.00 85.00 100 2020 2020 3 95 28,263																													
4 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2020 2020 3 93 930																													
5 0855 CONC PAVER 0 100 0 0 1,025.00 SF 10.00 10.00 100 2020 2020 3 99 10,148																													
6 0911 SCRNM RM A 0 100 0 0 2,040.00 SF 17.50 17.50 100 2020 2020 3 93 33,201																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 86,398																			
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																													
1 000115 C SFR ACRES 100 RS-1 0.00 0.00 1.50 AC 1.00 1.00 1.00 80,000.00 80,000.00 120,000																													
REVIEW DATE 10/07/2020 BY KW										Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000										PRINTED 08/02/2023 BY SYS									