LOT 24 IN OR 987/656
CHESTER ROAD PB 6/81-84

MIXON ROYCE D & JANNA L
96476 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

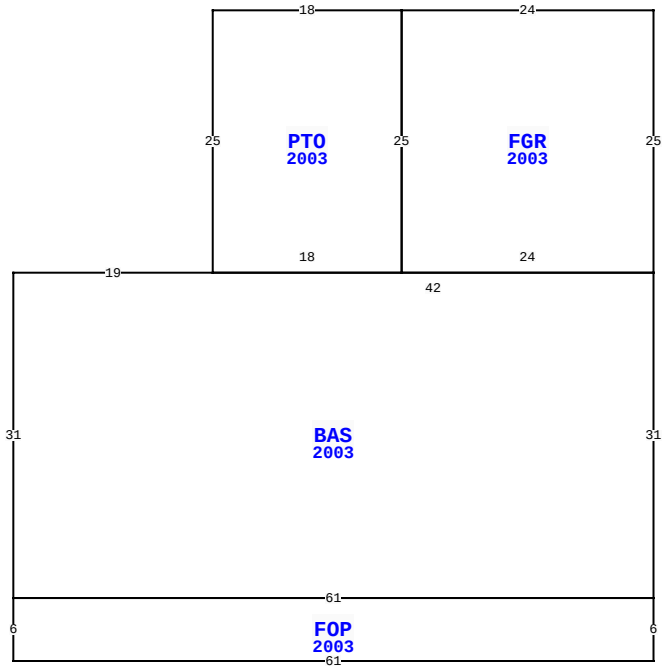
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,891	100	1,891	204,900
FGR	600	55	330	35,757
FOP	366	30	110	11,919
PTO	450	5	22	2,384
TOTALS	3,307		2,353	254,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,353	100.5480	119.40	280,948	2003	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2004 Heated Area: 1891 HX Base Yr 2004



96476 CHESTER RD, YULEE

BLD DATE	03/03/2023 NW	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		254,960
TOTAL MARKET OB/XF VALUE		7,673
TOTAL LAND VALUE - MARKET		116,000
TOTAL MARKET VALUE		378,633
SOH/AGL Deduction		209,200
ASSESSED VALUE		169,433
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,433
TOTAL JUST VALUE		378,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210391	NEW CONSTR	143,029	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0656	5/21/2001	WD	Q	V		28,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: MIXON ROYCE D & JAN						
0984/0199	5/02/2001	WD	U	V	19	18,700
GRANTOR: CHESTER RD GENERAL PA						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W24 PTO=[YR=2003] W18 S25 BAS=[YR=2003] W19 S31 FOP=[YR=2003] S6 E61 N6 W61$ E61 N31 W42$ E18 N25$ S25 E24 N25$.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,367.00	SF	4.00	4.00	100	2003	2003	3	84	4,593	

LAND DESCRIPTION

TOTAL OB/XF 7,673

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	1.45	AC		1.00	1.00	1.00	80,000.00	80,000.00	116,000							

REVIEW DATE 10/29/2018 BY SBX Total Acres: 1.45 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 08/02/2023 BY SYS