

LOT 25
IN OR 1229/344
CHESTER ROAD PB 6/81-84

WARBURTON EDWIN E &/HAMILTON ROBIN T
96480 CHESTER ROAD
YULEE, FL 32097

2023

44-3N-28-507R-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

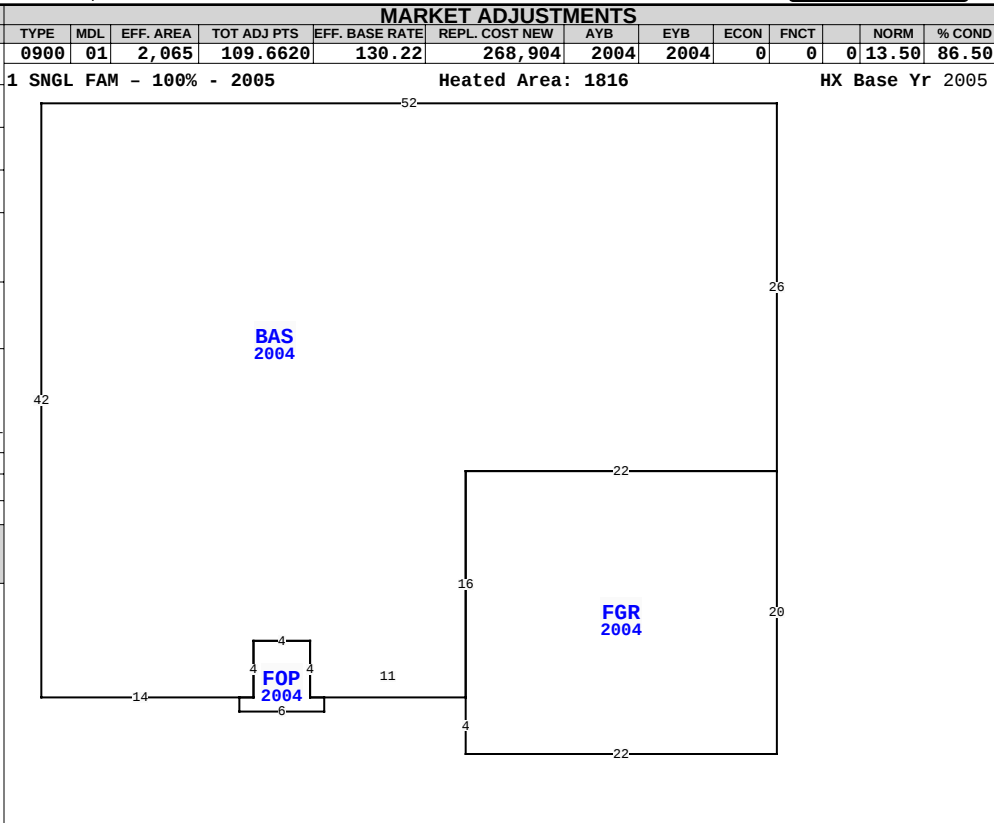
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	204,555
FGR	440	55	242	27,259
FOP	22	30	7	789

TOTALS	2,278	2,065	232,602
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,063.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	915.00	SF	10.00	10.00	
4	0866	POOL FIBER	0	100	0	0	525.00	SF	72.00	72.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	1.34	AC	

REVIEW DATE 02/06/2020 BY KWA



96480 CHESTER RD, YULEE

TOTAL OB/XF											
26,128											

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26,128											

Total Acres: 1.34 Total Land Value: 107,200 Market: 0 Agricultural: 0 Common: 107,200

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	232,602		
TOTAL MARKET OB/XF VALUE	26,128		
TOTAL LAND VALUE - MARKET	107,200		
TOTAL MARKET VALUE	365,930		
SOH/AGL Deduction	201,211		
ASSESSED VALUE	164,719		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	114,719		
TOTAL JUST VALUE	365,930		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	285,320		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311955	NEW CONSTR	0	04/29/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1229/0344	5/10/2004	WD	Q	I	
GRANTOR: GUINN JOHN R					SALE PRICE
GRANTEE: WARBURTON EDWIN E &					187,900
GRANTOR: CHESTER ROAD GENERAL					
GRANTEE: GUINN JOHN R					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W52S42 E14 FOP=[YR=2004] S1 E6N1 W1 N4 W4 S4 W1S E1 N4 E4 S4E11 FGR=[YR=2004] S4 E22 N20 W22 S16S N16 E22 N26S .					

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