LOT 27
CHESTER ROAD PB 6/81-84

TURNER MONICA L
96492 CHESTER RD
YULEE, FL 32097

2023

44-3N-28-507R-0027-0000

BUILDING CHARACTERISTICS

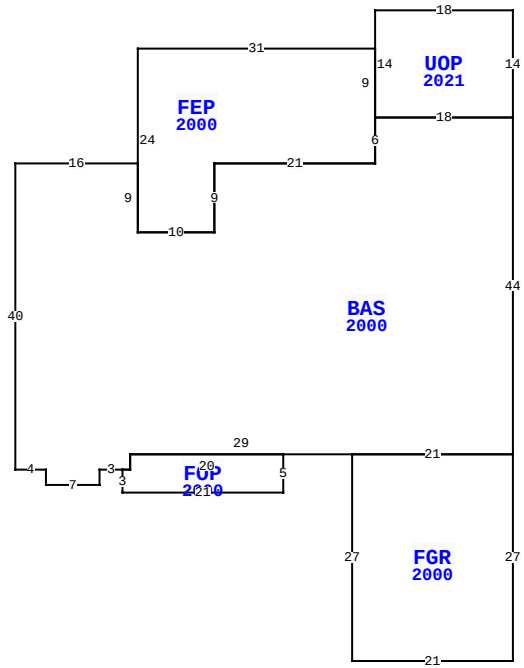
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,532	100	2,532	292,715
FEP	555	80	444	51,329
FGR	567	55	312	36,069
FOP	103	30	31	3,583
UOP	252	20	50	5,780
TOTALS	4,009		3,369	389,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,369	105.2480	124.98	421,058	2000	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 2532 HX Base Yr 2021



96492 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,479
TOTAL MARKET OB/XF VALUE		47,077
TOTAL LAND VALUE - MARKET		164,000
TOTAL MARKET VALUE		600,556
SOH/AGL Deduction		169,960
ASSESSED VALUE		430,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		380,596
TOTAL JUST VALUE		600,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003875	SWIM POOL	75,000	03/23/2023
R2007465	REPAIR/RRF	19,885	09/01/2020
B1701518	CARPORT	17,856	03/01/2017
9906004	NEW CONSTR	181,900	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1933	8/16/2019	WD	Q	I	01	415,000
GRANTOR: YOUNG R.V. & MELINDA						
GRANTEE: TURNER MONICA L						
1402/0018	4/06/2006	WD	Q	I		380,000
GRANTOR: BOSTON BENJAMIN F & L						
GRANTEE: YOUNG R V & MELINDA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] N14 W18 S14 E18$ BAS=[YR=2000] W18
FEP=[YR=2000] N9 W31 S24 E10 N9 E21 N6 $ S6 W21 S9 W10 N9 W16
S40 E4 S2 E7 N2 E3 FOP=[YR=2000] S3 E21 N5 W20 S2 W1 $ E1 N2
E29 FGR=[YR=2000] S27 E21 N27 W21$ E21 N44$.

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	0810	CONCRETE A	0	100	0	0	452.00	SF	6.50	6.50	100	2000	2000	3	80	2,350	
3	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2000	2000	3	85	8,500	
4	0855	CONC PAVER	0	100	0	0	4,666.00	SF	7.00	7.00	100	2007	2007	3	89	29,069	
5	0811	CONCRETE B	0	100	0	0	597.00	SF	5.20	5.20	100	2007	2007	3	89	2,763	
6	0351	CARPORT MT	0	100	40	20	800.00	SF	6.70	6.70	100	2017	2017	3	82	4,395	

LAND DESCRIPTION

TOTAL OB/XF 47,077

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	2.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	164,000							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 2.05 Total Land Value: 164,000 Market: 0 Agricultural: 0 Common: 164,000 PRINTED 08/02/2023 BY SYS