LOT 10 IN OR 2128/276
(EX 11-1)

JONES ROBERT ERIC
97634 CHESTER RIVER RD
YULEE, FL 32097

**2024**

**42-3N-28-0000-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

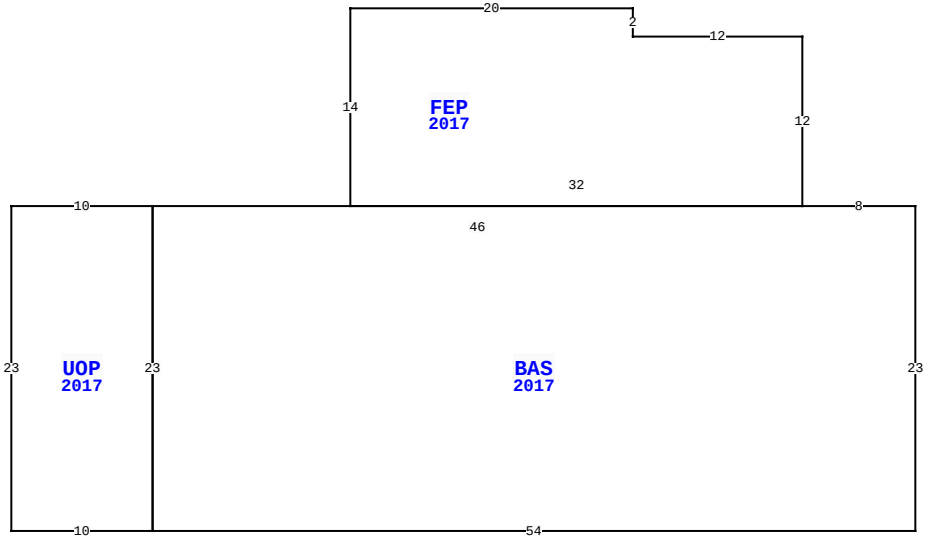
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 80 |
| Exterior Wall | 03 | BELOW AVG. 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,242 | 100 | 1,242 | 16,432 |
| FEP | 424 | 85 | 360 | 4,763 |
| UOP | 230 | 25 | 58 | 767 |
| TOTALS | 1,896 | | 1,660 | 21,962 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,660 | 63.0000 | 44.10 | 73,206 | 1975 | 1975 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 100% - 2018 Heated Area: 1602 HX Base Yr 2018




97634 CHESTER RIVER 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 | | 21,962 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 101,962 |
| SOH/AGL Deduction | | 59,272 |
| ASSESSED VALUE | | 42,690 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 17,690 |
| TOTAL JUST VALUE | | 101,962 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,393 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2128/0276 | 6/14/2017 | PR | U | I | 11 | 100 |
| GRANTOR: JONES FREDERICK J EST | | | | | | |
| GRANTEE: JONES ROBERT ERIC | | | | | | |
| 0293/0110 | 6/01/1979 | LE | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W8 FEP=[YR=2017] N12 W12 N2 W20 S14 E32$ W46
UOP=[YR=2017] W10 S23 E10 N23$ S23 E54 N23$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0008 | RSF- | 1135.00 | 375.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS