

PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2472/1360
& OR 1276/1789 (EX ROAD R/W)

SHIREY ALAN F & KRISTIN J/PLOOSTER ROBERT & JOANNE
96837 CHESTER RD
YULEE, FL 32097

2024

42-3N-28-0000-0012-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 60
Interior Wall	04 PLYWOOD 40
Interior Floo	09 PINE WOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	546	100	546	56,361
UOP	39	20	8	825
TOTALS	585		554	57,187

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0820	WOOD WALK	0	0	26	4	104.00	SF	11.75	11.75	100	1990	1990	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	0	0005	RSF-1	0.00	0.00	0.80	AC		1.00	1.00	1.00

REVIEW DATE 04/27/2022 BY KWA

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 554 122.4300 116.31 64,436 1960 2000 0 0 0 11.25 88.75

1 SINGLE FAM - 0% - 0 Heated Area: 546 HX Base Yr

21

26

21

13

13

3

3

13

BAS 1993

UOP 1993

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

96837 CHESTER RD, YULEE				XF DATE						LAND DATE		06/20/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
104.00	SF	11.75	11.75	100	1990	1990	3	40	489				

TOTAL OB/XF												489	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
5	RSF-1	0.00	0.00	0.80	AC		1.00	1.00	1.00	80,000.00	80,000.00		

Total Acres: 0.80 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	57,187		
TOTAL MARKET OB/XF VALUE	489		
TOTAL LAND VALUE - MARKET	64,000		
TOTAL MARKET VALUE	121,676		
SOH/AGL Deduction	5,392		
ASSESSED VALUE	116,284		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	116,284		
TOTAL JUST VALUE	121,676		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	119,120		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6800	CHNGE SRVC	500	07/09/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2472/1360	6/04/2021	WD	Q	I	01	140,000	
GRANTOR: LOVELL KENNETH D							
GRANTEE: SHIREY ALAN F & KRI							
1276/1789	11/18/2004	WD	U	I	16	16,000	
GRANTOR: HARRIS LEONARD I JR							
GRANTEE: LOVELL KENNETH D &							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=1993] W26 S21 E13 UOP=[YR=1993] S3 E13 N3 W13\$ E13 N21\$.