

PT JOHN LOWE GRANT  
IN OR 2337/257  
SEC 42-3N-28E IN OR 382/266 &

WOJNAROWICZ EWA  
96851 CHESTER ROAD  
YULEE, FL 32097

2024

42-3N-28-0000-0012-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 13 | LVT/LAMNT 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| 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       | 1,697            | 100         | 1,697        | 119,833              |
| FSP       | 148              | 40          | 59           | 4,166                |
| FUS       | 466              | 100         | 466          | 32,906               |
| FUS       | 313              | 100         | 313          | 22,102               |
| SFB       | 192              | 80          | 154          | 10,874               |
| STR       | 50               | 10          | 5            | 353                  |
| UGR       | 546              | 45          | 246          | 17,371               |
| UOP       | 35               | 20          | 7            | 494                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,447 |  | 2,947 | 208,101 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 12 | 18 | 216.00 | SF | 30.00    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |         |        |       |
|------------------|----------|-----|----------------------|-----|------|----------|---------|--------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT   | DEPTH  | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0008 | RSF-     | 1171.00 | 107.00 |       |

REVIEW DATE 10/12/2020 BY KW

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |    |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | DP | % COND |
| 0100                       | 01  | 2,947     | 107.7240    | 102.34         | 301,596        | 1981 | 1981 | 0    | 0    | 10 | 69.00  |
| 1 SINGLE FAM - 100% - 2021 |     |           |             |                |                |      |      |      |      |    |        |
| Heated Area: 2630          |     |           |             |                |                |      |      |      |      |    |        |
| HX Base Yr 2021            |     |           |             |                |                |      |      |      |      |    |        |
|                            |     |           |             |                |                |      |      |      |      |    |        |

|                         |          |           |            |     |
|-------------------------|----------|-----------|------------|-----|
| 96851 CHESTER RD, YULEE | BLD DATE | LGL DATE  | 06/20/2023 | MLU |
|                         | XF DATE  | LAND DATE |            |     |
|                         | INC DATE | AG DATE   |            |     |

| L N | 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       | 1981    | 1981        | 3 | 49     | 1,715           |       |
| 2   | 0940       | SHEDS/PORT  | 0 100   | 12 | 18 | 216.00 | SF | 30.00    | 30.00          | 100       | 1991    | 1991        | 3 | 20     | 1,296           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,011       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.42 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 2 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 210,524   |  |             |
| TOTAL MARKET OB/XF VALUE  | 3,011     |  |             |
| TOTAL LAND VALUE - MARKET | 50,400    |  |             |
| TOTAL MARKET VALUE        | 263,935   |  |             |
| SOH/AGL Deduction         | 169,835   |  |             |
| ASSESSED VALUE            | 94,100    |  |             |
| TOTAL EXEMPTION VALUE     | 94,100    |  |             |
| BASE TAXABLE VALUE        | 0         |  |             |
| TOTAL JUST VALUE          | 263,935   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 255,044   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2009869   | REPAIR/RRF  | 13,500 | 11/01/2020 |
| 6369       | REMODEL     | 25,542 | 03/23/1990 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2337/0257                      | 1/31/2020  | WD Q      | I   | I   | 01     | 165,500    |  |
| GRANTOR: HUTCHINSON RHONDA N & |            |           |     |     |        |            |  |
| GRANTEE: WOJNAROWICZ KRZYSZT   |            |           |     |     |        |            |  |
| 2318/0748                      | 11/05/2019 | FJ U      | I   | I   | 11     | 0          |  |
| GRANTOR: NORRIS ROMA EST       |            |           |     |     |        |            |  |
| GRANTEE: HUTCHINSON RHONDA N   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| UGR=[YR=1993] W8 SFB=[YR=2019] N12 W9 UOP=[YR=2019] N5 W7 S1 BAS=[YR=1993] W18 S5 W10 S11 W22 S24 E32 FSP=[YR=1994] S5 D6 R6 E11 U6 R6 N5 W5 S3 D3 L3 W7 U3 L3 N3 W5 E5 S3 D3 R3 E7 U3 R3 N3 E5 N6 W5 N34\$ S4 E7\$ W7 S12 E16\$ W16 S18 E5 S6 E19 N24 \$ PTR= S24 E15 FUS=[YR=2019] N14 E17 N13 E12 FUS=[YR=2020] E6 S32 D3 L3 W7 U3 L3 N3 STR=[YR=2019] W5 N10 E5 S10\$ N10 E7 N19\$ S19 W12 S8 W17\$ W15 N24\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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