PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2413/1660
(EX PT IN ROAD R/W)

ROMAN RAFAEL III
97564 CHESTER RIVER RD
YULEE, FL 32097

2024

42-3N-28-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

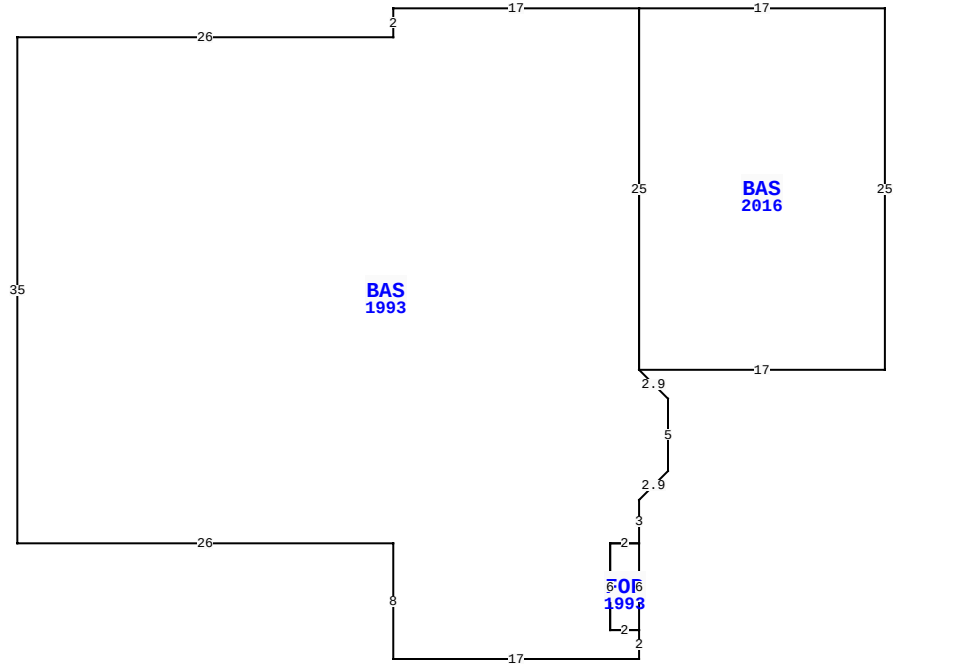
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1,677	183,092
BAS	425	100	425	46,401
FOP	12	30	4	436
TOTALS	2,114		2,106	229,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	125.0970	118.84	250,277	1976	2010	0	0	0	8.13	91.87

1 SINGLE FAM – 100% - 2022 Heated Area: 2102 HX Base Yr 2022



97564 CHESTER RIVER 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		241,501
TOTAL MARKET OB/XF VALUE		16,174
TOTAL LAND VALUE - MARKET		70,400
TOTAL MARKET VALUE		328,075
SOH/AGL Deduction		41,590
ASSESSED VALUE		286,485
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		231,485
TOTAL JUST VALUE		328,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108454	CARPORT	9,230	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2413/1660	12/03/2020	WD	Q	I	01	310,000
GRANTOR: BRADDOCK BISHOP DALE						
GRANTEE: ROMAN RAFAEL III						
2064/0292	8/08/2016	WD	Q	I	02	205,000
GRANTOR: SMITH JANIE M						
GRANTEE: BRADDOCK BISHOP DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S2 W26 S35 E26 S8 E17 N2 FOP=[YR=1993] N6 W2 S6E2$ W2 N6 E2 N3 U2 R2 N5 L2 U2 BAS=[YR=2016] E17 N25 W17 S25$ N25$.

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	0811	CONCRETE B	0	100	20	40	800.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,475	
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1980	1980	3	20	8,704	
3	0845	KOOL DECK	0	100	0	0	699.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,647	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2021	2021	3	93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 16,174

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	000100	C	SFR	100	0007	RSF-1	0.00	0.00	0.80	AC		1.00	1.00	1.10	80,000.00	88,000.00	70,400							

REVIEW DATE 11/17/2021 BY KW Total Acres: 0.80 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 08/06/2024 BY SYS

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2024

42-3N-28-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

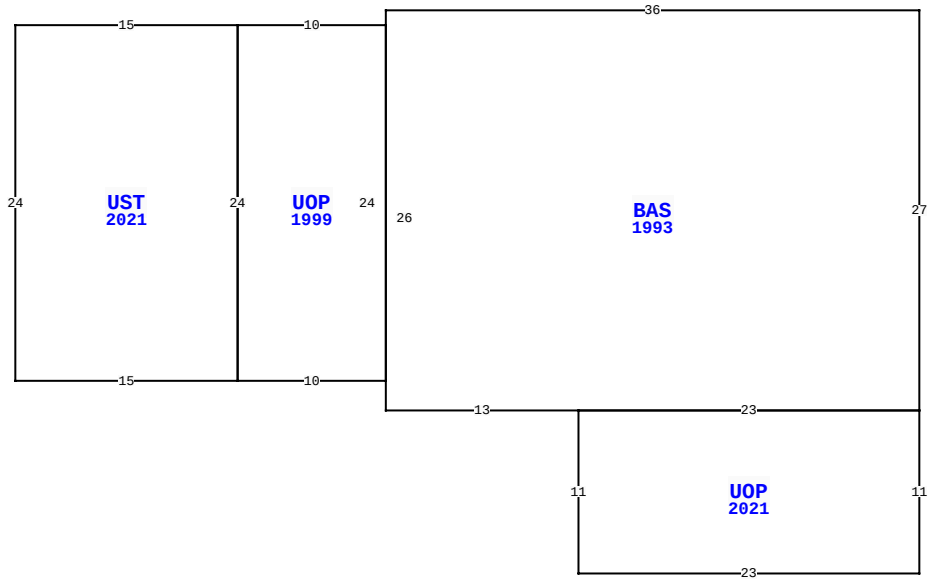
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	9,122
UOP	240	20	48	451
UOP	253	20	51	479
UST	360	45	162	1,521
TOTALS	1,825		1,233	11,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,233	53.6360	18.77	23,143	1983	1983	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2022 Heated Area: 972 HX Base Yr 2022



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GRANTEE: ROMAN RAFAEL III						
2064/0292	8/08/2016	WD	Q	I	02	205,000
GRANTOR: SMITH JANIE M						
GRANTEE: BRADDOCK BISHOP DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S1 UOP=[YR=1999] W10 UST=[YR=2021] W15 S24 E15 N24$ S24 E10 N24 $ S26 E13 UOP=[YR=2021] S11 E23 N11 W23$ E23 N27 $.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY KW Total Acres: 0.80 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 08/06/2024 BY SYS