PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 1733/1791
(EX PT IN ROAD R/W)

WARREN ROBERT D
96829 CHESTER RD
YULEE, FL 32097

2024

42-3N-28-0000-0024-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

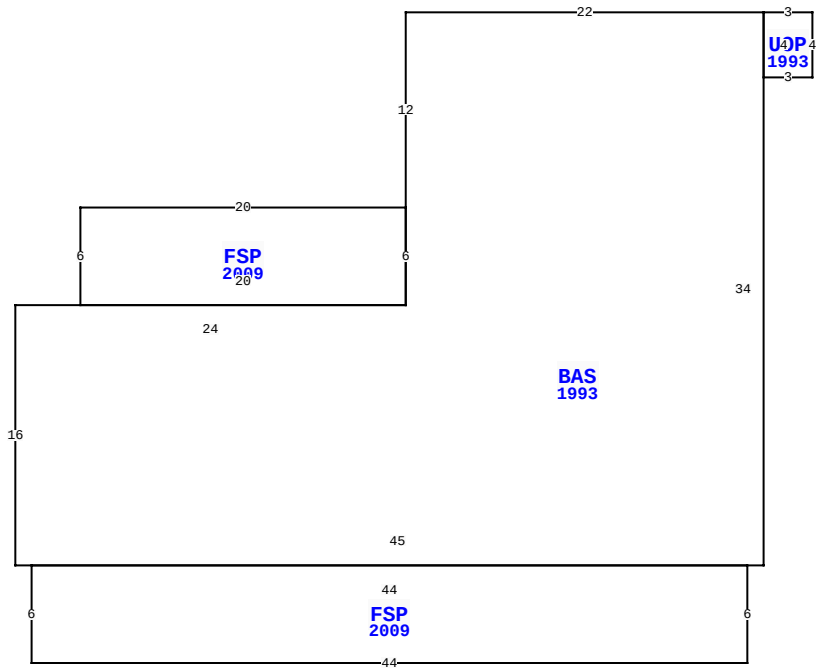
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1,132	94,291
FSP	120	40	48	3,998
FSP	264	40	106	8,830
UOP	12	20	2	166
TOTALS	1,528		1,288	107,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	113.2560	107.59	138,576	1900	1975	0	0	0	22.58	77.42

1 SINGLE FAM – 100% - 2016 Heated Area: 1132 HX Base Yr 2016



96829 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		107,286
TOTAL MARKET OB/XF VALUE		3,416
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		190,702
SOH/AGL Deduction		108,761
ASSESSED VALUE		81,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,941
TOTAL JUST VALUE		190,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005091	H/AC	0	06/01/2020
R1514748	REPAIR/RRF	3,999	12/11/2015
B1428525	(11) WINDOWS	5,769	03/31/2014
E1427347	CHNGE SRVC	0	03/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/1791	4/14/2011	QC	U	I	11	100
GRANTOR: WARREN MARION D L/E						
GRANTEE: WARREN ROBERT D						
0320/0677	9/01/1980	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W3 BAS=[YR=1993] W22 S12 FSP=[YR=2009] W20 S6 E20 N6 $ S6 W24 S16E1FSP=[YR=2009] S6 E44 N6 W44 $ E45 N34 $ S4 E3 N4 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0350	CARPORT WD	0	100	9	16	144.00	SF	13.00	13.00	100	1980	1980	3	20	374	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 3,416

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS