

PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 943/252

PECK DAVID JAMES
96823 CHESTER ROAD
YULEE, FL 32097-4907

2024

42-3N-28-0000-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	04	SINGLE SID 100	0100	01	889	89.0000	84.55	75,165	1940	1959	0	0	10	39.50	50.50	VALUATION BY																				
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2003										Heated Area: 846					HX Base Yr 2003					STANDARD													
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					37,958																		
Interior Wall	04	PLYWOOD 50											TOTAL MARKET OB/XF VALUE					1,378																		
Interior Wall	05	DRYWALL 50											TOTAL LAND VALUE - MARKET					80,000																		
Interior Floor	09	PINE WOOD 80											TOTAL MARKET VALUE					119,336																		
Interior Floor	08	SHT VINYL 20											SOH/AGL Deduction					69,458																		
Air Condition	03	CENTRAL 100											ASSESSED VALUE					49,878																		
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					25,000																		
Bedrooms	2	100											BASE TAXABLE VALUE					24,878																		
Bathrooms	1	100											TOTAL JUST VALUE					119,336																		
Frame	02	WOOD FRAME 100											NCON VALUE					0																		
Stories	1.	1. 100											INCOME VALUE																							
Units	0	100											PREVIOUS YEAR MKT VALUE					117,818																		
BUD8 Adjustme	04	DIST 01 100																																		
Occupancy	00	NONE 100																																		
Quality	03	Quality Level 03																																		
DOR CODE	0100	SINGLE FAMILY																																		
MAP NUM		MKT AREA																																		
NEIGHBORHOOD/LOC	4031.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	846	100	846	36,122																																
USP	144	30	43	1,836																																
TOTALS	990		889	37,958																																
EXTRA FEATURES					96823 CHESTER RD, YULEE										BLD DATE					LGL DATE					06/20/2023					MLU						
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	XF DATE					LAND DATE					AG DATE									
1	0940	SHEDS/PORT	0 100	20	22	216.00	SF	20.10	20.10	100	1980	1980	3	20	868																					
2	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	6.50	100	1988	1988	3	54.5	510																					