IN OR 777/143 EX 13-5
IN SEC 42 & 43
R672553 & R672554

BRYANT VINA B
97380 CHESTER RIVER RD
YULEE, FL 32097

2024

43-3N-28-0000-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

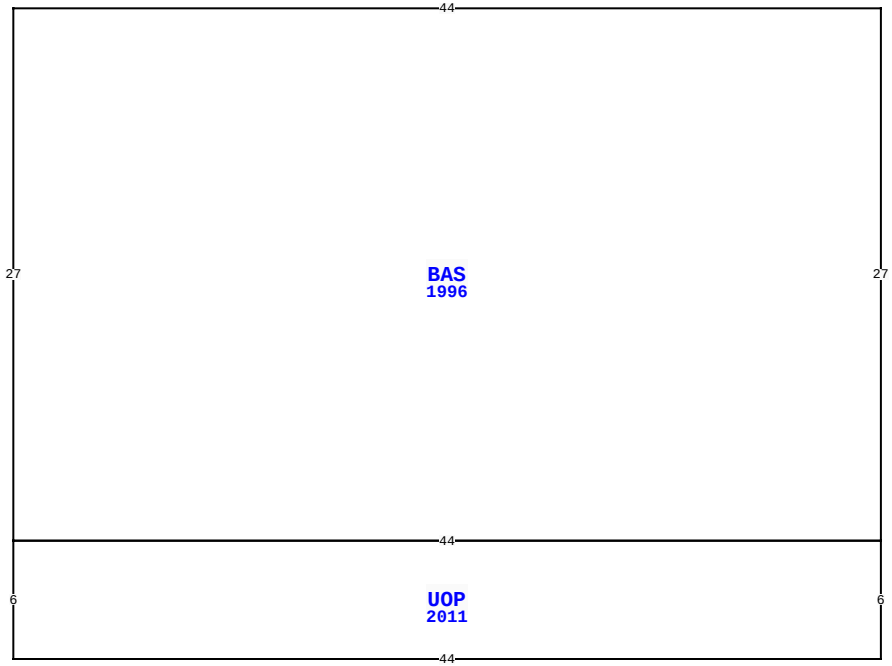
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	29,239
UOP	264	25	66	1,625
TOTALS	1,452		1,254	30,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	117.2000	82.04	102,878	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1188 HX Base Yr 1997



97380 CHESTER RIVER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		30,863
TOTAL MARKET OB/XF VALUE		475
TOTAL LAND VALUE - MARKET		73,040
TOTAL MARKET VALUE		104,378
SOH/AGL Deduction		66,888
ASSESSED VALUE		37,490
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		7,490
TOTAL JUST VALUE		104,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH93-037	MH MOVE-ON	15,000	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0143	11/18/1996	QC	U	I	01	100

GRANTOR: FRENCH BERT E SR & DE
GRANTEE: BRYANT HENRY H & VI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W44 S27UOP=[YR=2011] S6 E44 N6 W44$ E44 N27$.

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	0756	FEP	0	100	22	8	176.00	SF	13.50	13.50	100	2000	2000	3	20	475	

LAND DESCRIPTION

TOTAL OB/XF 475

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	000102	C	SFR/MH	100	0008	RSF-1	0.00	0.00	0.83	AC		1.00	1.00	1.10	80,000.00	88,000.00	73,040							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.83 Total Land Value: 73,040 Market: 0 Agricultural: 0 Common: 73,040 PRINTED 08/06/2024 BY SYS