

IN OR 2651/717
AKA LOT 32
CHESTER FOREST UNR

SCHUL LLC
PO BOX 48171
JACKSONVILLE, FL 32247

2024

43-3N-28-0000-0014-0010

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
BAS	1,025	100
BAS	300	100
TOTALS	1,325	1,325

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 0% - 2024	
												Heated Area: 1325	HX Base Yr
BLD DATE												LGL DATE	06/20/2023
XF DATE												LAND DATE	MLU
INC DATE												AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			171,288
TOTAL MARKET OB/XF VALUE			3,248
TOTAL LAND VALUE - MARKET			72,960
TOTAL MARKET VALUE			247,496
SOH/AGL Deduction			0
ASSESSED VALUE			247,496
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,496
TOTAL JUST VALUE			247,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703314	H/AC	0	05/01/2017
R1313470	MTLROOF	7,835	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2651/717	6/30/2023	WD Q	Q I	01	327,000	
GRANTOR: DEVITO TRISHA M &						
GRANTEE: SCHUL LLC						
2391/1563	8/31/2020	WD Q	Q I	01	226,000	
GRANTOR: WARREN EVERETT L & CL						
GRANTEE: DEVITO TRISHA M & C						

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
1	0812	CONCRETE C	0	0	0	0		4.00	100	1994	1994	3	68	3,248	

TOTAL OB/XF														3,248
96998 BLACKROCK RD, YULEE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W41 BAS=[YR=2008] W12 S25 E12 N25\$ S25 E41 N25\$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-1	0.00	0.00	0.76	AC		1.00	1.00	1.20	80,000.00	96,000.00	72,960							

