

LOT 1
IN OR 2699/1395
CHESTER MEADOWS UNIT 1 UNR

VINZANT GEORGE M & LINDA J L/E/
96606 CHESTER ROAD
YULEE, FL 32097

2024

43-3N-28-5100-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100	1,399	112,554
FOP	70	30	21	1,690
USP	240	30	72	5,793

TOTALS	1,709		1,492	120,036
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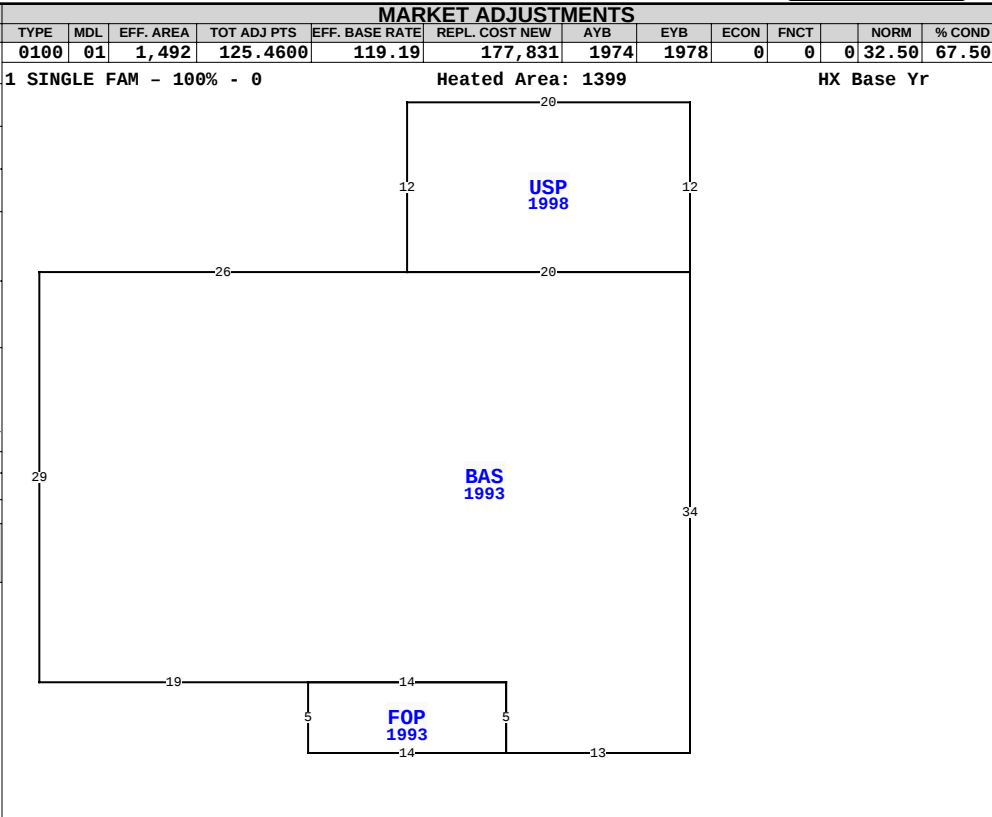
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0510	GARAGE WD-	0	100	18	22	396.00	SF	21.35	21.35	100	1984	1984	3	20	1,691	
3	0350	CARPORT WD	0	100	22	20	440.00	SF	13.00	13.00	100	1984	1984	3	20	1,144	
4	0680	POLE SHED	0	100	22	16	352.00	SF	10.00	10.00	100	1984	1984	3	20	704	
5	0810	CONCRETE A	0	100	20	25	500.00	SF	6.50	6.50	100	1999	1999	3	77	2,503	
6	0351	CARPORT MT	0	100	30	20	600.00	SF	3.00	3.00	100	2001	2001	3	20	360	
7	0351	CARPORT MT	0	100	16	32	512.00	SF	4.00	4.00	100	2001	2001	3	20	410	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 05/12/2019 BY KBA



96606 CHESTER RD, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

8,615

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	4
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				120,036	
TOTAL MARKET OB/XF VALUE				8,615	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				208,651	
SOH/AGL Deduction				104,335	
ASSESSED VALUE				104,316	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				54,316	
TOTAL JUST VALUE				208,651	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				203,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25361	ELEC OTHER	0	08/01/2012
B0209328	CARPORT	12,600	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1395	3/06/2024	QC	U	I	11	100
GRANTOR: VINZANT GEORGE M & LI						
GRANTEE: MCKENZIE ROBERT PAU						
2063/1928	8/08/2016	QC	U	I	11	100
GRANTOR: VINZANT GEORGE M & LI						
GRANTEE: LUMPKIN DAVID BRENT						

BUILDING NOTES

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BUILDING DIMENSIONS

USP=[YR=1998] W20 S12 BAS=[YR=1993] W26 S29 E19 FOP=[YR=1993] S5 E14 N5 W14\$ E14 S5 E13 N34 W20\$ E20 N12\$.