

LOT 2 (EX S-1)
IN OR 2582/1826
CHESTER MEADOWS UNIT 1 UNR

BELL CARLTON T & TERRI G
96612 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5100-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 100		
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	04	Quality Level 04		
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	1,538	100	1,538	143,638
FOP	56	30	17	1,588
FOP	70	30	21	1,961
TOTALS	1,664		1,576	147,187

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	143.5140	136.34	214,872	1974	1980		0	0	31.50	68.50
1 SINGLE FAM - 0% - 2023												
Heated Area: 1538 HX Base Yr												

NASSAU COUNTY PROPERTY					PAGE 1 of 1	4
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE					147,187	
TOTAL MARKET OB/XF VALUE					2,695	
TOTAL LAND VALUE - MARKET					75,000	
TOTAL MARKET VALUE					224,882	
SOH/AGL Deduction					910	
ASSESSED VALUE					223,972	
TOTAL EXEMPTION VALUE					0	
BASE TAXABLE VALUE					223,972	
TOTAL JUST VALUE					224,882	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					203,611	

TOTALS		1,664		1,576		147,187		96612 CHESTER RD, YULEE					XF DATE					LAND DATE		04/22/2024	MLU
													INC DATE					AG DATE			
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	0	0	0	1.00		UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695				
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