LOT 13
IN OR 1572/477
CHESTER MEADOWS UNIT 1 UNR

COLWELL SAMUEL & PEGGY Y
96680 CHESTER ROAD
YULEE, FL 32097

2024

43-3N-28-5100-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

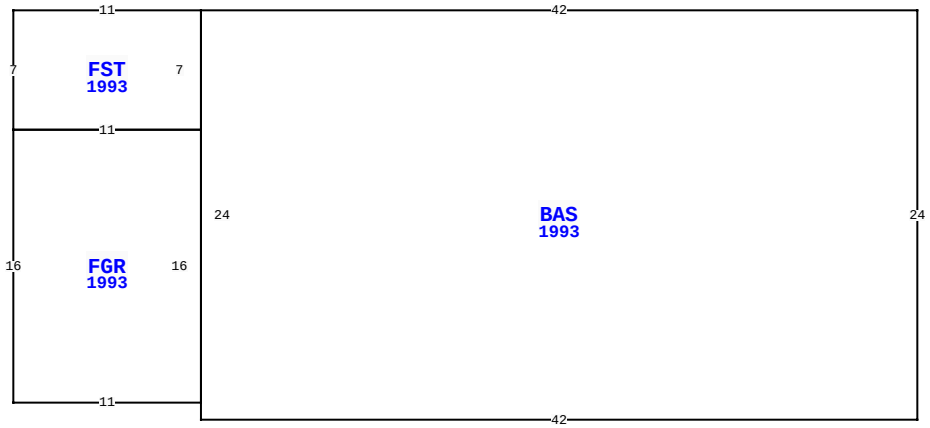
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	86,542
FGR	176	55	97	8,328
FST	77	55	42	3,606
TOTALS	1,261		1,147	98,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,147	122.9600	116.81	133,981	1974	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1008 HX Base Yr 2013



96680 CHESTER 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		98,476
TOTAL MARKET OB/XF VALUE		182
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		178,658
SOH/AGL Deduction		88,648
ASSESSED VALUE		90,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,010
TOTAL JUST VALUE		178,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912835	REPAIR/RRF	2,500	12/18/2019
95-0382	REPAIR/RRF	1,800	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/0477	6/17/2008	WD	Q	I		135,000
GRANTOR: LCS 11 LLC						
GRANTEE: COLWELL SAMUEL & PE						
1572/0366	6/17/2008	WD	U	I	21	100
GRANTOR: CLARK JEANNINE C						
GRANTEE: LCS 11 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=1993] W11 S7 FGR=[YR=1993] S16 E11 N16 W11$ E11 N7$ S24 E42 N24$.

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	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50	6.50	100	1995	1995	3	70	182	

LAND DESCRIPTION

TOTAL OB/XF 182

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS