LOT 17
IN OR 1928/1199
CHESTER MEADOWS UNIT 1 UNR

HANKINS MICHAEL B
96704 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5100-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

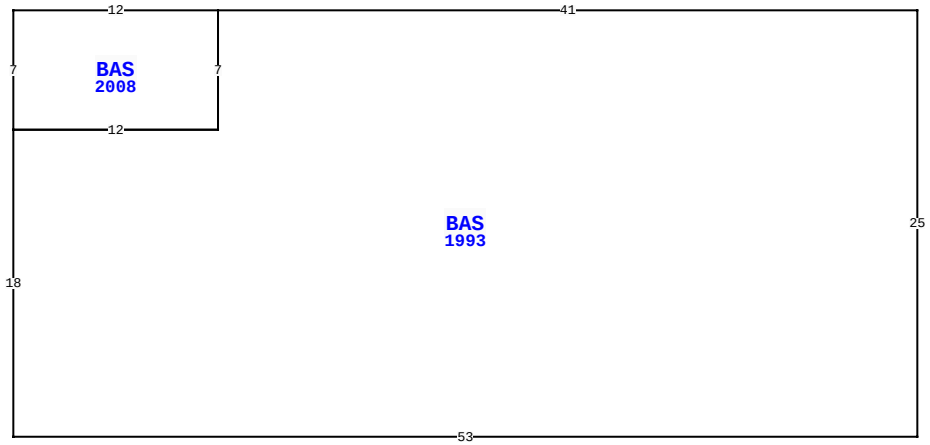
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1,241	123,790
BAS	84	100	84	8,379
TOTALS	1,325		1,325	132,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,325	128.1280	121.72	161,279	1974	2000	0	0	0	18.05	81.95

1 SINGLE FAM – 100% - 2015 Heated Area: 1325 HX Base Yr 2015



96704 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		132,168
TOTAL MARKET OB/XF VALUE		11,583
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		223,751
SOH/AGL Deduction		98,431
ASSESSED VALUE		125,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,320
TOTAL JUST VALUE		223,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800140	REPAIR/RRF	6,500	01/01/2018
9804893	ADDITION	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/1199	7/17/2014	WD	Q	I	02	118,500
GRANTOR: GRIFFIN DOUGLAS C						
GRANTEE: HANKINS MICHAEL B						
1689/0838	7/16/2010	WD	U	I	38	115,000
GRANTOR: MORRIS AGNES FORTUNE						
GRANTEE: GRIFFIN DOUGLAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2008] W12 S7 E12 N7 $ S7 W12 S18 E53 N25 $.

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	16	16	256.00	SF	6.50	6.50	100	1990	1990	3	59.5	990	
2	0845	KOOL DECK	0	100	95	3	285.00	SF	7.25	7.25	100	1990	1990	3	59.5	1,229	
3	0861	POOL GUNIT	0	100	0	0	347.00	SF	85.00	85.00	100	1990	1990	3	20	5,899	
4	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1980	1980	3	32.5	165	
5	0910	SCRN RM L	0	100	24	40	960.00	SF	15.00	15.00	100	1998	1998	3	20	2,880	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420	

LAND DESCRIPTION

TOTAL OB/XF 11,583

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