LOT 24
IN OR 1546/1750
CHESTER MEADOWS UNIT 1 UNR

WEBBER RALPH
96746 CHESTER ROAD
YULEE, FL 32097

2024

43-3N-28-5100-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
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		2 100
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

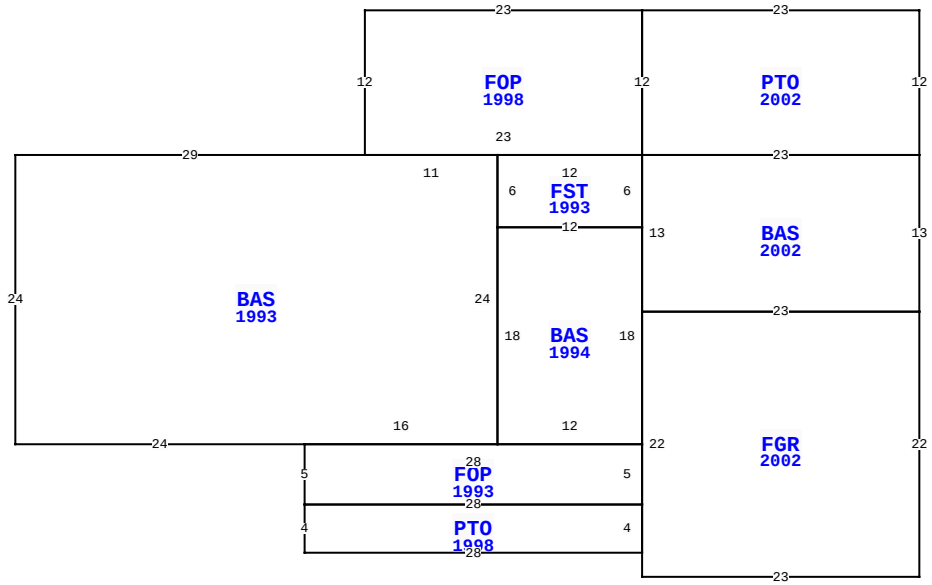
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	81,566
BAS	216	100	216	18,352
BAS	299	100	299	25,404
FGR	506	55	278	23,620
FOP	140	30	42	3,569
FOP	276	30	83	7,052
FST	72	55	40	3,398
PTO	112	5	6	510
PTO	276	5	14	1,190
TOTALS	2,857		1,938	164,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	116.5857	110.76	214,653	1975	1990	0	0	0	23.29	76.71

1 SINGLE FAM – 100% - 1995 Heated Area: 1475 HX Base Yr 1995



96746 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		173,352
TOTAL MARKET OB/XF VALUE		1,097
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		254,449
SOH/AGL Deduction		113,666
ASSESSED VALUE		140,783
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,783
TOTAL JUST VALUE		254,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801490	H/AC	0	02/01/2018
985384	GARAGE	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1750	1/17/2008	QC	U	I	01	100
GRANTOR: WEBBER RALPH & JOYCE						
GRANTEE: WEBBER RALPH						
0990/0903	6/06/2001	QC	U	I	06	100
GRANTOR: WEBBER RALPH						
GRANTEE: WEBBER RALPH C & JO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W23 S12 BAS=[YR=1993] W29 S24 E24
FOP=[YR=1993] S5 PTO=[YR=1998] S4 E28 N4 W28 $ E28 N5
BAS=[YR=1994] N18 FST=[YR=1993] N6 W12 S6 E12 $ W12 S18 E12
$ W28 $ E16 N24 W11 $ E23 N12$PTO=[YR=2002] E23 S12
BAS=[YR=2002] S13 FGR=[YR=2002] S22 W23 N22 E23 $ W23 N13
E23 $ W23 N12 $.

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	0	0	225.00	SF	6.50	6.50	100	1998	1998	3	75	1,097	

LAND DESCRIPTION

TOTAL OB/XF 1,097

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

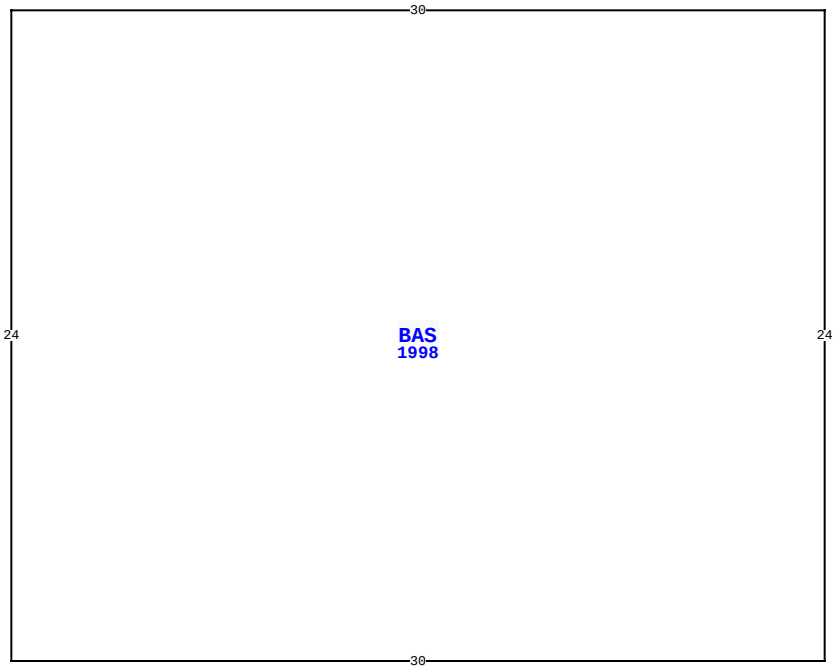
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,693
TOTALS	720		720	8,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	21.18	15,250	1998	1998	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1995 Heated Area: 720 HX Base Yr 1995



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0990/0903	6/06/2001	QC	U	I	06	100
GRANTOR: WEBBER RALPH						
GRANTEE: WEBBER RALPH C & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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