

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	984	100	984
FCP	204	25	51
FOP	51	30	15
FST	84	55	46
TOTALS	1,323		1,096
			98,733

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,096	133.5600	126.88	139,060	1975	1985	0	0	29.00	71.00														
1 SINGLE FAM - 0% - 0 Heated Area: 984 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/20/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/20/2023	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			06/20/2023	MLU																					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				98,733	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				178,733	
SOH/AGL Deduction				34,339	
ASSESSED VALUE				144,394	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				144,394	
TOTAL JUST VALUE				178,733	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				172,956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1445	11/14/2022	LE U		I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: WINKLE SARA DENISE						
1173/0899	9/19/2003	WD Q		I		100,000
GRANTOR: SAYERS LINDA & LILLIA						
GRANTEE: ADAMS PHYLLIS & MIC						

EXTRA FEATURES														96758 CHESTER RD, YULEE		
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
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W41 S24 E24 FOP=[YR=1993] S3 E17 N3W17\$ E17													
FCP=[YR=1993] E12 N17 FST=[YR=1993] N7 W12 S7E12\$ W12S17\$ N24\$ .													

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							