LOT 28
IN OR 1928/871
CHESTER MEADOWS UNIT 1 UNR

TOLSON CARRIE LYNN
96770 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5100-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

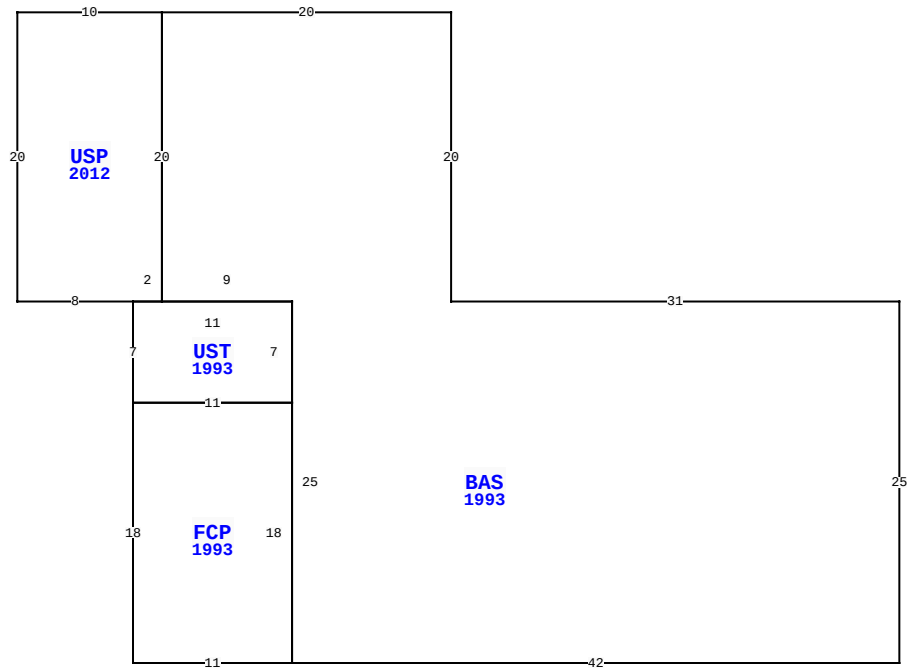
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,450	100	1,450	112,154
FCP	198	25	50	3,868
USP	200	30	60	4,641
UST	77	45	35	2,707
TOTALS	1,925		1,595	123,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	110.2620	104.75	167,076	1974	1980	0	0	0	26.16	73.84

1 SINGLE FAM – 100% - 2015 Heated Area: 1450 HX Base Yr 2015



96770 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		123,369
TOTAL MARKET OB/XF VALUE		1,967
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		205,336
SOH/AGL Deduction		95,093
ASSESSED VALUE		110,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,243
TOTAL JUST VALUE		205,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4505	ADDITION	13,700	11/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/0871	6/23/2014	SW	U	I	12	92,000
GRANTOR: FANNIE MAE						
GRANTEE: TOLSON CARRIE LYNN						
1907/0794	3/14/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N20 W20 USP=[YR=2012] W10 S20 E8
UST=[YR=1993] S7 FCP=[YR=1993] S18 E11 N18 W11 $ E11 N7 W11
$ E2 N20$ S20 E9 S25 E42 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	0	0	144.00	SF	6.50	6.50	100	1978	1978	3	29	271	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
3	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	1995	1995	3	40	226	

LAND DESCRIPTION

TOTAL OB/XF 1,967

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 06/23/2023 BY HS Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS