PT OF LOTS 9 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 1097/202 (EX R/W IN

SHIFERDEK FLOYD PERRY
96703 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5110-0001-0000

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	07	CORK/VTILE 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

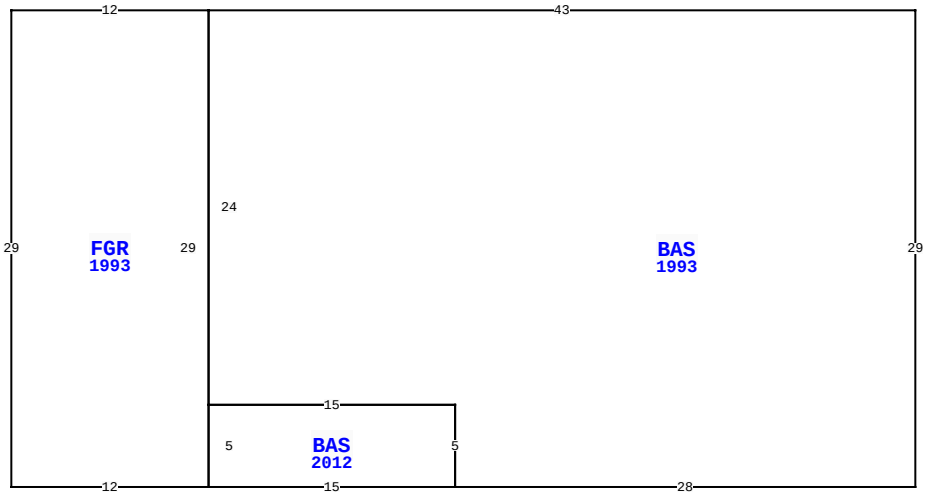
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	98,354
BAS	75	100	75	6,294
FGR	348	55	191	16,028
TOTALS	1,595		1,438	120,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	128.9600	122.51	176,169	1973	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1247 HX Base Yr 2000



96703 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		120,676
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		90,400
TOTAL MARKET VALUE		211,508
SOH/AGL Deduction		110,866
ASSESSED VALUE		100,642
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,642
TOTAL JUST VALUE		211,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984443	CHNGE SRVC	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0202	11/26/2002	QC	U	I	01	100
GRANTOR: SHIFERDEK FLOYD PERRY						
GRANTEE: SHIFERDEK FLOYD PER						
0820/0363	1/21/1998	WD	Q	I		65,000
GRANTOR: STRICKLAND WILLIAM &						
GRANTEE: SHIFERDEK FLOYD & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W12 S29 E12 BAS=[YR=2012] E15 N5 W15 S5$ N29 $ S24 E15 S5 E28 N29$.

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	0681	POLE SHED	0	100	24	12	288.00	SF	7.50	7.50	100	1991	1991	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	90,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.13 Total Land Value: 90,400 Market: 0 Agricultural: 0 Common: 90,400 PRINTED 08/06/2024 BY SYS