PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 2094/1487

GREGG ANDREW & PATRICIA
96681 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5110-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

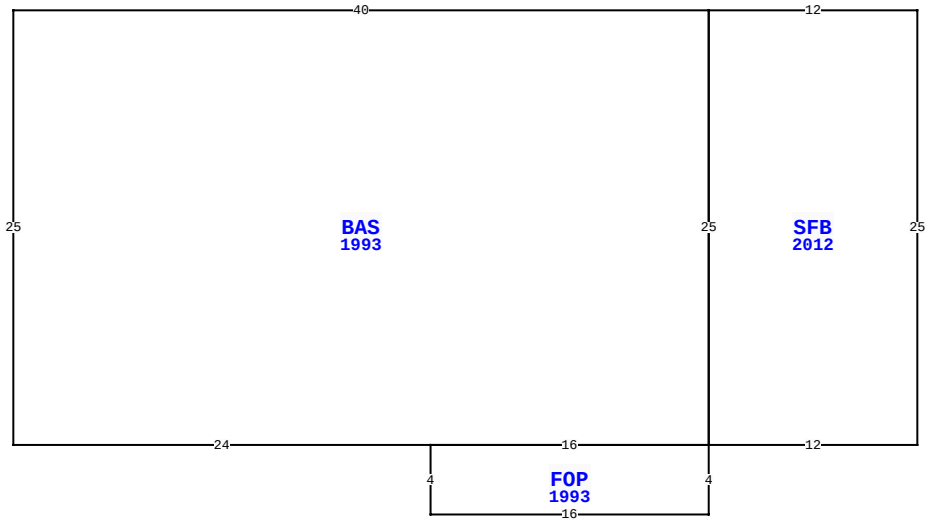
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,000	100	1,000	91,005
FOP	64	30	19	1,729
SFB	300	80	240	21,841
TOTALS	1,364		1,259	114,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,259	126.2976	119.98	151,055	1973	1990	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1240 HX Base Yr 2018



96681 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		114,575
TOTAL MARKET OB/XF VALUE		6,283
TOTAL LAND VALUE - MARKET		93,160
TOTAL MARKET VALUE		214,018
SOH/AGL Deduction		92,378
ASSESSED VALUE		121,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,640
TOTAL JUST VALUE		214,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP	REPAIR/RRF	14,500	01/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1487	1/05/2017	WD	Q	I	01	125,000
GRANTOR: MONTGOMERY LARRY D &						
GRANTEE: GREGG ANDREW & PATR						
1804/1725	6/13/2012	WD	Q	I	01	108,500
GRANTOR: SHAW TIFFANY T & JACK						
GRANTEE: MONTGOMERY LARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E24 FOP=[YR=1993] S4 E16 N4W16$ E16
SFB=[YR=2012] E12 N25 W12S25$ 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	13	8	104.00	SF	6.50	6.50	100	1983	1983	3	41	277	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1983	1983	3	20	4,032	
3	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1997	1997	3	73	1,974	

LAND DESCRIPTION

TOTAL OB/XF 6,283

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	1.37	AC		1.00	1.00	0.85	80,000.00	68,000.00	93,160							

REVIEW DATE 06/14/2021 BY KWA Total Acres: 1.37 Total Land Value: 93,160 Market: 0 Agricultural: 0 Common: 93,160 PRINTED 08/06/2024 BY SYS