



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		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
BAS	1,107	100	1,107
FGR	351	55	193
FOP	68	30	20
			SUBAREA MARKET VALUE
			94,400
			16,458
			1,706
TOTALS	1,526		1,320
			112,564

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	- 100%	- 1998																				
Heated Area: 1107						HX Base Yr 1998																	
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/20/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	06/20/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			112,564
TOTAL MARKET OB/XF VALUE			2,544
TOTAL LAND VALUE - MARKET			94,520
TOTAL MARKET VALUE			209,628
SOH/AGL Deduction			107,700
ASSESSED VALUE			101,928
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			46,928
TOTAL JUST VALUE			209,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700909	REPAIR/RRF	6,500	02/06/2017
95-1184	H/AC	0	06/01/1995
046	REPAIR/RRF	800	05/01/1993
3910	XFOB	6,200	02/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0100	8/13/1997	WD Q	Q	I		72,000
GRANTOR: HATTON JAMES R & DEBO						
GRANTEE: ELLIS ROBERT F & BE						
0510/0416	2/10/1987	WD U	U	I		28,400
GRANTOR: HATTON LEWIS & S C						
GRANTEE: HATTON JAMES & D J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0	100	18	30	SF	20.00	20.00	100	1987
2	1242	WD DECK A	0	100	0	0	SF	10.00	10.00	100	2000

TOTAL OB/XF											
2,544											
96675 CHESTER RD, YULEE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W41 S27 E23 FOP=[YR=1993] S4 E17 N4W17\$ E18											
FGR=[YR=1993] E13 N27 W13S27\$ N27\$ .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.39	AC	1.00