PT OF LOT 11 THIGPEN SURV
A/K/A TRACT 12 W OF
CHESTER LOFTON RD

SMITH CHAD A
96639 CHESTER RD
YULEE, FL 32097

2024

43-3N-28-5110-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

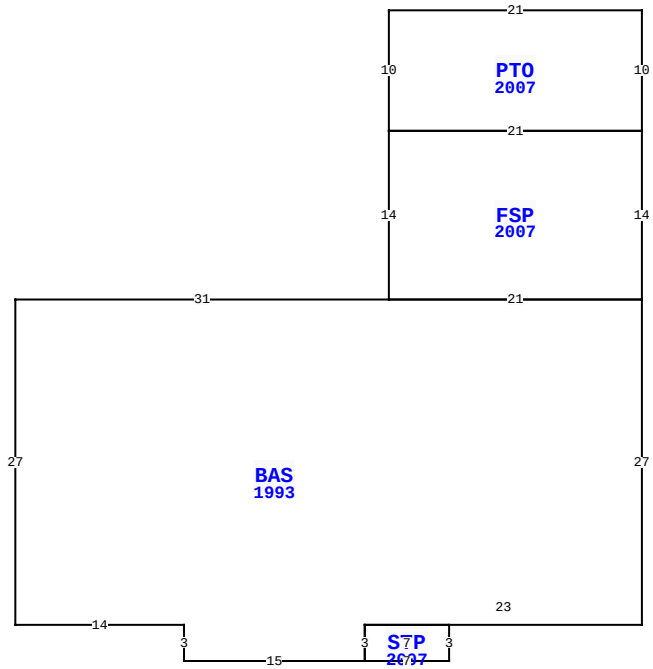
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,449	100	1,449	125,912
FSP	294	40	118	10,254
PTO	210	5	10	869
STP	21	10	2	174
TOTALS	1,974		1,579	137,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	114.3420	108.62	171,511	1973	1983	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1449 HX Base Yr 2016



96639 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		137,209
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		261,239
SOH/AGL Deduction		125,244
ASSESSED VALUE		135,995
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,995
TOTAL JUST VALUE		261,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905895	ADDITION	5,370	03/01/1999
940226	REPAIR/RRF	2,880	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/1497	4/24/2015	WD	Q	I	01	139,900
GRANTOR: PEPPLER ADAM D						
GRANTEE: SMITH CHAD A						
1747/0333	5/26/2011	WD	U	I	11	87,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: PEPPLER ADAM D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W21 S10 FSP=[YR=2007] S14 BAS=[YR=1993] W31 S27 E14 S3 E15 STP=[YR=2007] E7 N3 W7 S3 $ N3 E23 N27 W21 $ E21 N14 W21 $ E21 N10 $.

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	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00	4.00	100	2007	2007	3	88	4,030	

LAND DESCRIPTION

TOTAL OB/XF 4,030

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	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS