PT OF LOT 31 THIGPEN SURV
A/K/A TRACT 16 W OF
CHESTER LOFTON RD

GMLM LLC
96972 BLACKROCK ROAD
YULEE, FL 32097

2024

43-3N-28-5110-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

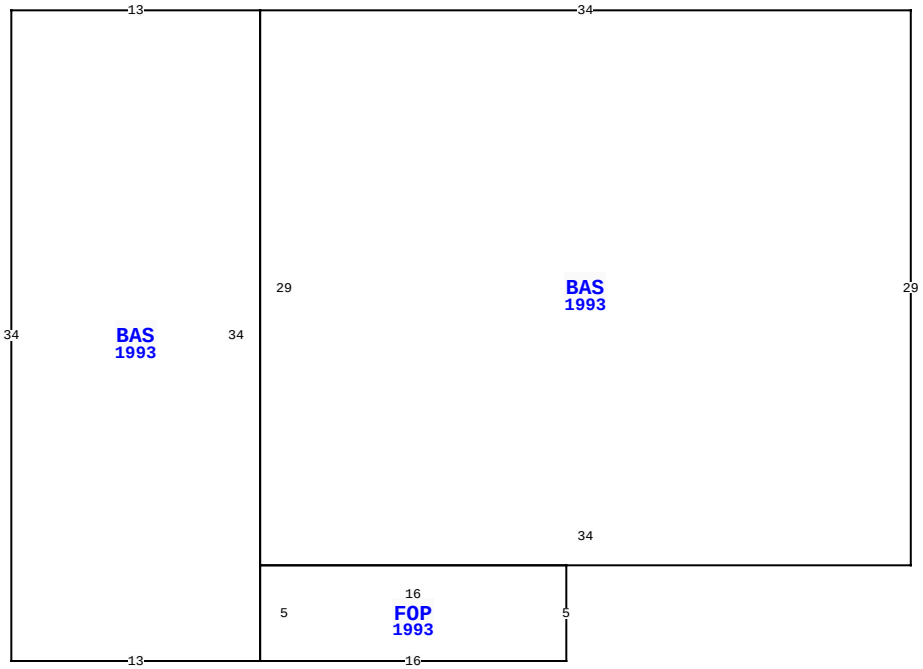
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	442	100	442	39,274
BAS	986	100	986	87,613
FOP	80	30	24	2,133
TOTALS	1,508		1,452	129,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	131.7330	125.15	181,718	1973	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 1428 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96713 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	129,020
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	81,600
TOTAL MARKET VALUE	210,620
SOH/AGL Deduction	44,815
ASSESSED VALUE	165,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,805
TOTAL JUST VALUE	210,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2536/0001	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: GMLM LLC						
2203/1008	6/13/2018	WD	U	I	37	80,000
GRANTOR: WAITS CHERYL A						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 BAS=[YR=1993] W13 S34 E13 FOP=[YR=1993] E16 N5 W16 S5$ N34 $ S29 E34 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							

REVIEW DATE 11/01/2019 BY KWA Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS