TRACT 21
IN OR 709/950
CHESTER LOFTON RD

ALLBRITTON JAMES N
96753 CHESTER ROAD
YULEE, FL 32097

2024

43-3N-28-5110-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

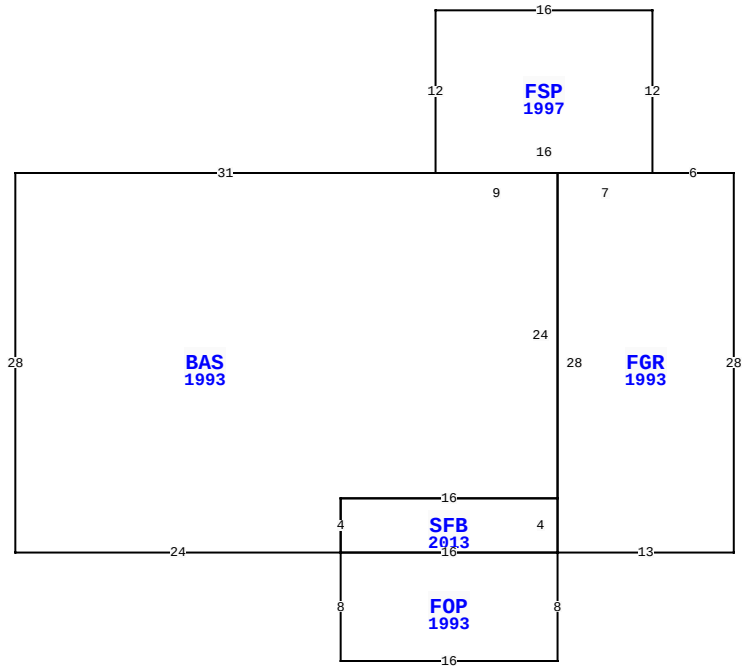
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,056	100	1,056	103,482
FGR	364	55	200	19,599
FOP	128	30	38	3,724
FSP	192	40	77	7,546
SFB	64	80	51	4,998
TOTALS	1,804		1,422	139,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	145.2880	138.02	196,264	1973	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1107 HX Base Yr



96753 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		139,347
TOTAL MARKET OB/XF VALUE		8,390
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		227,737
SOH/AGL Deduction		136,904
ASSESSED VALUE		90,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,833
TOTAL JUST VALUE		227,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414169	XFOB	5,400	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0950	7/20/1994	QC	U	I	06	4,500
GRANTOR: ALLBRITTON TAMMY J						
GRANTEE: ALLBRITTON JAMES N						
0629/0229	6/19/1991	QC	U	I	01	100
GRANTOR: ALLBRITTON JAMES						
GRANTEE: ALLBRITTON JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 FSP=[YR=1997] N12 W16 S12 BAS=[YR=1993] W31 S28 E24 FOP=[YR=1993] S8 E16 N8 SFB=[YR=2013] N4 W16 S4 E16$ W16$ N4 E16 N24 W9$ E16$ W7 S28 E13 N28$.

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	8	8	64.00	SF	6.50	6.50	100	1982	1982	3	38	158	
2	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	35.00	35.00	100	1985	1985	3	20	7,056	
3	0351	CARPORT MT	0	100	28	20	560.00	SF	10.00	10.00	100	2003	2003	3	21	1,176	

LAND DESCRIPTION

TOTAL OB/XF 8,390

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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/17/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS