



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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	14	CARPET	70	
Interior Floo	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		4	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	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	1,896	100	1,896	243,699
FGR	773	55	425	54,627
FOP	30	30	9	1,156
FSP	425	40	170	21,851
FUS	1,318	100	1,318	169,407
PTO	84	5	4	514
TOTALS	4,526		3,822	491,254

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,822	111.7710	139.71	533,972	2007	2007	0	0	8.00	92.00

2 SNGL FAM - 100% - 2024 Heated Area: 3214 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		491,254	
TOTAL MARKET OB/XF VALUE		10,084	
TOTAL LAND VALUE - MARKET		82,400	
TOTAL MARKET VALUE		583,738	
SOH/AGL Deduction		0	
ASSESSED VALUE		583,738	
TOTAL EXEMPTION VALUE	13	583,738	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		583,738	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		561,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12057	MECH OTHER	0	09/01/2006
R09577	REPAIR/RRF	4,000	08/01/2006
E17765	TEMP POLE	4,500	07/01/2006
P11372	OTHER	0	07/01/2006
C17859	CO ISSUED	0	05/01/2006
B17859	NEW CONSTR	300,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1509	8/24/2018	WD	Q	I	01	405,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: SWANSON VINCE & TIN						
2097/1748	1/30/2017	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

EXTRA FEATURES		96525 CHESTER RD, YULEE														
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	1,960.00	SF	4.00	4.00	100	2007	2007	3	88	6,899	

BLD DATE		05/05/2015		KK		LGL DATE		06/20/2023		MLU	
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2007] W14 FSP=[YR=2008] W31 BAS=[YR=2007] W7 D3 L3 S17 W3 S22 E13 S2 E11 FOP=[YR=2007] S2 E6 FGR=[YR=2007] E2 S24 E16 S2 E11 N34 W8 S8 W8 N3 W13 S3 \$ N5 W6 S3 \$ N3 E6 S2 E13 S3 E8 N8 E7 N26 W42 N9 U3 L3 \$ D3 R3 S9 E42 N6 W14 N6 \$ S6 E14 N6 \$ PTR=E30 FUS=[YR=2007] E17 S6 E13 S38 W7 S25 W14 N25 W5 N14 E5 U4 R4 N10 L4 U4 W9 N12 \$ W30 \$ .	

LAND DESCRIPTION		TOTAL OB/XF										10,084												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	OR	113.00	400.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							