

LOTS 1 & 2 (EX SLY 60.45 FT)  
IN OR 1883/939 & OR 465/789  
R359413 & R359414

HUDSON GERALD M & JANICE V  
96598 CHESTER ROAD  
YULEE, FL 32097

2024

44-3N-28-5050-0001-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 04               | PLYWOOD 100      |              |                      |
| Interior Floor           | 08               | SHT VINYL 50     |              |                      |
| Interior Floor           | 14               | CARPET 50        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 04               | DIST 01 100      |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0200             | MOBILE HOME      |              |                      |
| MAP NUM                  |                  | MKT AREA         | 04           |                      |
| NEIGHBORHOOD/LOC         | 4031.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,404            | 100              | 1,404        | 34,202               |
| FOP                      | 225              | 30               | 68           | 1,657                |
| USP                      | 280              | 50               | 140          | 3,410                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,909            |                  | 1,612        | 39,268               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0820               | 02  | 1,612     | 116.0000    | 81.20          | 130,894        | 1983 | 1983 | 0    | 0    | 0 | 70.00 | 30.00  |

1 M/H 93- - 100% - 2024

Heated Area: 1404

HX Base Yr

28

10

USP  
1993

10

28

42

27

BAS  
1993

27

35

17

25

9

FOP  
1993

9

25

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/20/2023

MLU

**HUDSON GERALD M & JANICE V**  
96598 CHESTER ROAD  
YULEE, FL 32097

**44-3N-28-5050-0001-0000**

[illegible]

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 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

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,216

100

1,216

49,168

TOTALS

1,216

1,216

49,168

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4 M/H 94+ - 100% - 2024

Heated Area: 1216

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/20/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 3 of 3

4

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

101,070

TOTAL MARKET OB/XF VALUE

32,241

TOTAL LAND VALUE - MARKET

304,000

TOTAL MARKET VALUE

437,311

SOH/AGL Deduction

0

ASSESSED VALUE

437,311

TOTAL EXEMPTION VALUE

13

437,311

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

437,311

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

433,317

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1883/0939

10/02/2013

QC

U

I

11

100

GRANTOR: HUDSON GERALD MAURICE

GRANTEE: HUDSON GERALD MAURI

0450/0194

4/01/1985

WD

U

V

9,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E76 N16\$.

REVIEW DATE

05/27/2020

BY

KWA

Total Acres: 4.00

Total Land Value: 304,000

Market: 0

Agricultural: 0

Common: 304,000

PRINTED 08/06/2024 BY SYS