LOT 4
ESMT IN OR 467/553
EX FPL ESMT OR 307/554

CHESTER RD 1&2 TRUST/MOHLER JEFFREY L TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2024

44-3N-28-5050-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

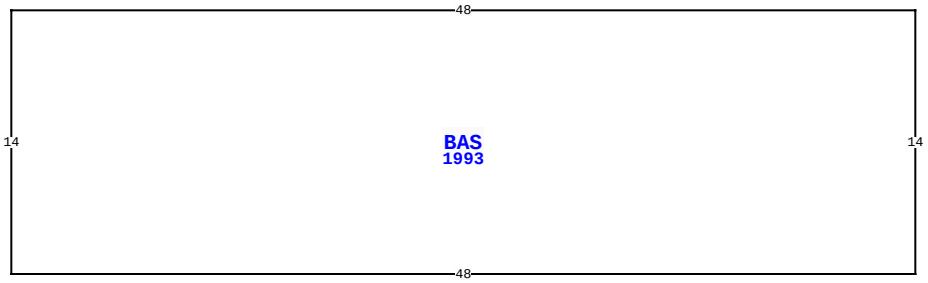
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	21,768
TOTALS	672		672	21,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	100.6000	70.42	47,322	1986	2000	0	0	0	54.00	46.00

1 M/H 93- – 0% - 2005 Heated Area: 672 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,536
TOTAL MARKET OB/XF VALUE	108
TOTAL LAND VALUE - MARKET	152,000
TOTAL MARKET VALUE	195,644
SOH/AGL Deduction	90,611
ASSESSED VALUE	105,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,033
TOTAL JUST VALUE	195,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0110	7/20/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: CHESTER RD 1&2 TRUS						
1366/1874	11/14/2005	WD	Q	I		120,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: MOHLER JEFFREY L &						

96578 CHESTER RD, YULEE

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

BUILDING NOTES

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	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1985	1985	3	20	48	
2	1242	WD DECK A	0	0	5	6	30.00	SF	10.00	10.00	100	2000	2000	3	20	60	

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 108

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	000102	C	SFR/MH	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.95	80,000.00	76,000.00	152,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/06/2024 BY SYS

LOT 4
ESMT IN OR 467/553
EX FPL ESMT OR 307/554

CHESTER RD 1&2 TRUST/MOHLER JEFFREY L TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2024

44-3N-28-5050-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

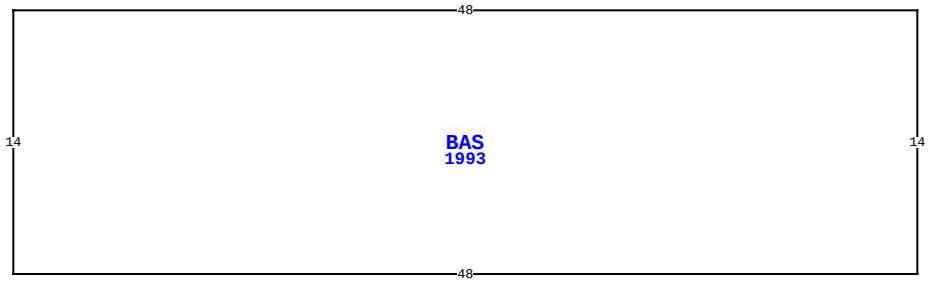
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	21,768
TOTALS	672		672	21,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	100.6000	70.42	47,322	1985	2000	0	0	0	54.00	46.00

2 M/H 93- – 0% - 2005 Heated Area: 672 HX Base Yr



96578 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	43,536
TOTAL MARKET OB/XF VALUE	108
TOTAL LAND VALUE - MARKET	152,000
TOTAL MARKET VALUE	195,644
SOH/AGL Deduction	90,611
ASSESSED VALUE	105,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,033
TOTAL JUST VALUE	195,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0110	7/20/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: CHESTER RD 1&2 TRUS						
1366/1874	11/14/2005	WD	Q	I		120,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: MOHLER JEFFREY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14$.

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

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/06/2024 BY SYS