

LOT 11 & PAR 1-24
IN OR 2258/1292
EX FPL ESMT OR 307/555

GIBSON RONALD W & JODI K
96536 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-5050-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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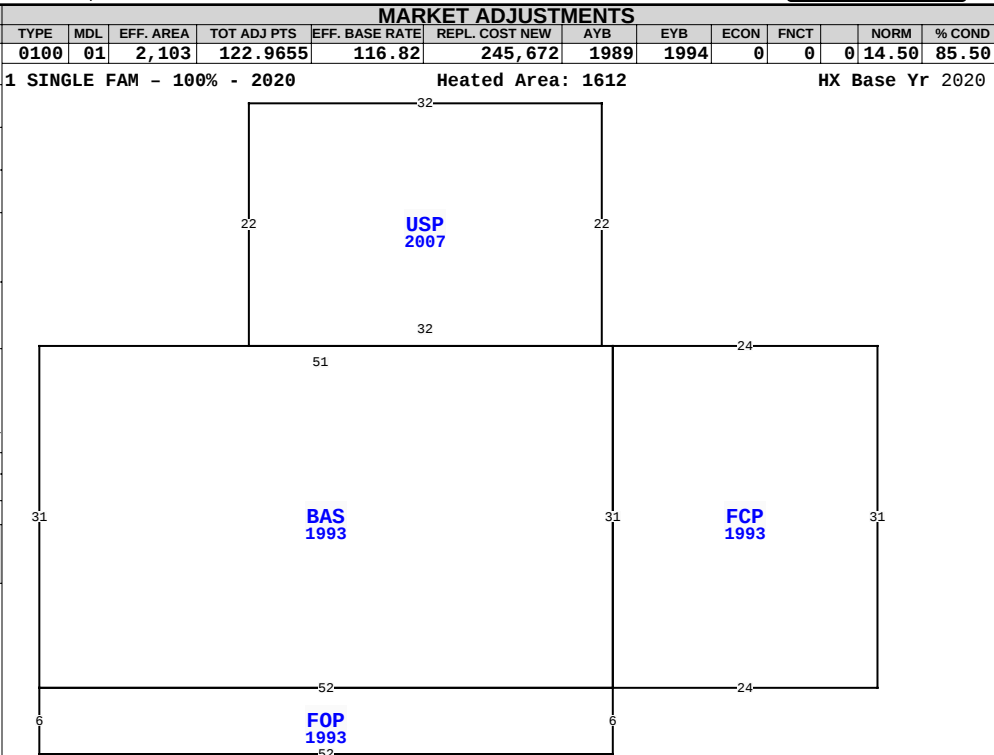
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	161,008
FCP	744	25	186	18,578
FOP	312	30	94	9,389
USP	704	30	211	21,075

TOTALS	3,372		2,103	210,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	100	16	26	416.00	SF	15.00
3	0681	POLE SHED	0	100	0	0	1,296.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	3.40

REVIEW DATE	10/30/2019	BY	KWA
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96536 CHESTER RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/20/2023
	INC DATE		AG DATE	MLU

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	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0681	POLE SHED	0	100	16	26	416.00	SF	15.00	15.00	100	1989	1989	3	20	1,248	
3	0681	POLE SHED	0	100	0	0	1,296.00	SF	15.00	15.00	100	1991	1991	3	20	3,888	

TOTAL OB/XF											7,446		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
08 OR	0.00	0.00	3.40	AC		1.00	1.00	0.70	80,000.00	56,000.00	190,400		

Total Acres: 3.40	Total Land Value: 190,400	Market: 0	Agricultural: 0	Common: 190,400
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 4										Tax Dist:										
BUILDING MARKET VALUE										210,050										
TOTAL MARKET OB/XF VALUE										7,446										
TOTAL LAND VALUE - MARKET										190,400										
TOTAL MARKET VALUE										407,896										
SOH/AGL Deduction										198,771										
ASSESSED VALUE										209,125										
TOTAL EXEMPTION VALUE										50,000										
BASE TAXABLE VALUE										159,125										
TOTAL JUST VALUE										407,896										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										398,632										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003002	REPAIR/RRF	11,000	04/01/2020
5862	NEW CONSTR	60,720	07/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2268/1419	3/01/2019	WD	U	I	11		100
GRANTOR: CASON JOANNA R							
GRANTEE: GIBSON RONALD W & J							
2258/1292	3/01/2019	WD	Q	I	02		249,800
GRANTOR: CASON JOANNA R							
GRANTEE: GIBSON RONALD W & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W24 BAS=[YR=1993] W1 USP=[YR=2007] N22 W32 S22 E32\$ W51 S31 FOP=[YR=1993] S6 E52 N6 W52 \$ E52 N31 \$ S31 E24N31\$.									