LOT 1
IN OR 1289/519
CHESTER ROAD PB 6/81-84

ALESHIRE DALE SR & MYRIAM
96346 CHESTER RD
YULEE, FL 32097

2024

44-3N-28-507R-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

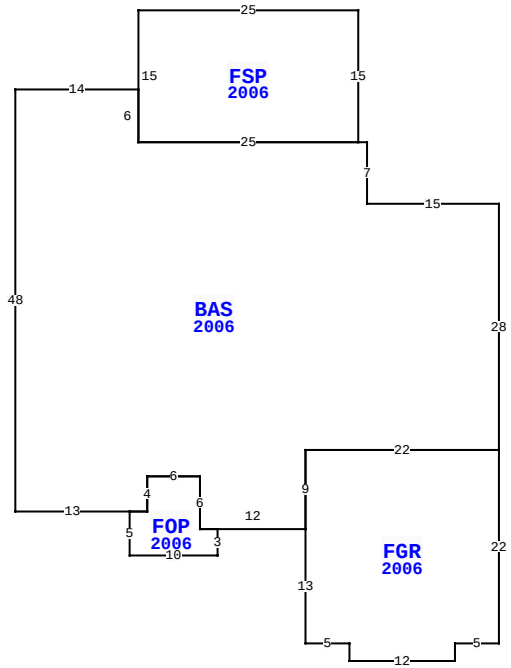
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,135	100	2,135	263,342
FGR	508	55	279	34,413
FOP	70	30	21	2,590
FSP	375	40	150	18,502
TOTALS	3,088		2,585	318,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	113.0976	141.37	365,441	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2008 Heated Area: 2135 HX Base Yr 2008



96346 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		318,847
TOTAL MARKET OB/XF VALUE		34,245
TOTAL LAND VALUE - MARKET		312,800
TOTAL MARKET VALUE		665,892
SOH/AGL Deduction		451,671
ASSESSED VALUE		214,221
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		159,221
TOTAL JUST VALUE		665,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704352	H/AC	0	07/01/2017
E16275	ELEC OTHER	2,000	12/01/2005
M10690	MECH OTHER	0	11/01/2005
C16024	CO ISSUED	155,449	09/01/2005
P10082	OTHER	0	09/01/2005
R08195	REPAIR/RRF	4,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0519	1/20/2005	WD	Q	V		80,000
GRANTOR: HAYES MICHAEL E & CON						
GRANTEE: ALESHIRE DALE SR &						
1004/0264	8/21/2001	WD	U	V	07	100
GRANTOR: HALLMARK HOMES INC						
GRANTEE: HAYES MICHAEL & CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 N7 W1 FSP=[YR=2006] N15 W25 S15 E25 $ W25 N6 W14 S48 E13 FOP=[YR=2006] S5 E10 N3 W2 N6 W6 S4 W2 $ E2 N4 E6 S6 E12 FGR=[YR=2006] S13 E5 S2 E12 N2 E5 N22 W22 S9 $ N9 E22 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	0812	CONCRETE C	0	100	0	0	6,751.00	SF	4.00	4.00	100	2006	2006	3	87	23,493	
2	0510	GARAGE WD-	0	100	32	20	640.00	SF	35.00	35.00	100	2007	2007	3	48	10,752	

LAND DESCRIPTION

TOTAL OB/XF 34,245

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		RSF-1	0.00	0.00	3.91	AC		1.00	1.00	1.00	80,000.00	80,000.00	312,800							

REVIEW DATE 08/27/2021 BY KWA Total Acres: 3.91 Total Land Value: 312,800 Market: 0 Agricultural: 0 Common: 312,800 PRINTED 08/06/2024 BY SYS