LOT 5
IN OR 1491/1992
CHESTER ROAD PB 6/81-84

FOREHAND TERRENCE JR & STEPHANIE
96372 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

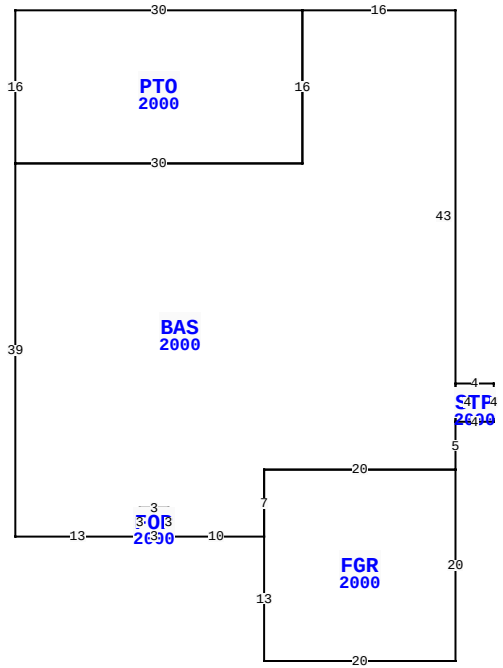
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,901	100	1,901	203,210
FGR	400	55	220	23,518
FOP	9	30	3	321
PTO	480	5	24	2,565
STP	16	10	2	213
TOTALS	2,806		2,150	229,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,150	103.3410	129.18	277,737	2000	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2009 Heated Area: 1901 HX Base Yr 2009



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96372 CHESTER RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,827
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		343,327
SOH/AGL Deduction		191,391
ASSESSED VALUE		151,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,936
TOTAL JUST VALUE		343,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327166	ADDITION	34,121	05/01/2013
996714	NEW CONSTR	85,162	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1992	4/12/2007	WD	Q	I		208,000
GRANTOR: YULEE UNITED METHODIS						
GRANTEE: FOREHAND TERRENCE J						
0909/0577	11/29/1999	WD	Q	V		19,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: YULEE UNITED METHOD						

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	0811	CONCRETE B	0	100	0	0	1,222.00	SF	5.20	5.20	100	2000	2000	3	79	5,020	
2	0351	CARPORT MT	0	100	24	35	840.00	SF	20.00	20.00	100	2013	2013	3	60	10,080	

BUILDING DIMENSIONS

BAS=[YR=2000] W16 PTO=[YR=2000] W30 S16 E30 N16 $ S16 W30 S39 E13 FOP=[YR=2000] E3 N3 W3 S3 $ N3 E3 S3 E10 FGR=[YR=2000] S13 E20 N20 W20 S7 $ N7 E20 N5 STP=[YR=2000] E4 N4 W4 S4 $ N43 $.

LAND DESCRIPTION

TOTAL OB/XF 15,100

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	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400							

REVIEW DATE 08/27/2021 BY KWA Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS