LOT 10
CHESTER ROAD PB 6/81-84

BECHIOM WILLIAM A JR
96396 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0010-0000

BUILDING CHARACTERISTICS

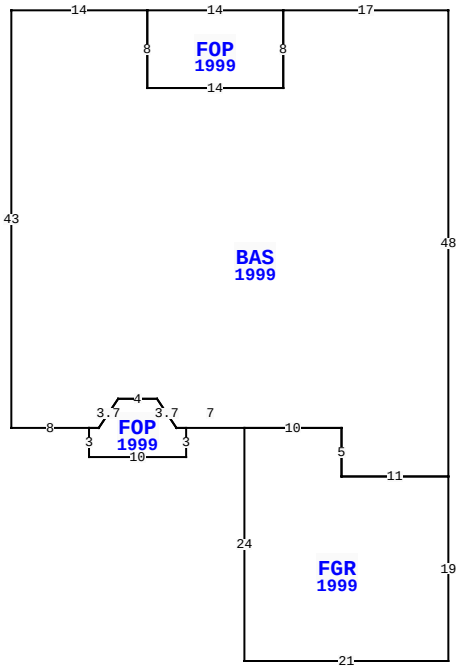
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,860	100	1,860	272,078
FGR	449	55	247	36,131
FOP	48	30	14	2,048
FOP	112	30	34	4,973
TOTALS	2,469		2,155	315,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	125.6948	157.12	338,594	1999	2009	0	0	0	6.90	93.10

1 SNGL FAM – 100% - 2024 Heated Area: 1860 HX Base Yr 2024



96396 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,845
TOTAL MARKET OB/XF VALUE		13,240
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		449,485
SOH/AGL Deduction		0
ASSESSED VALUE		449,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,485
TOTAL JUST VALUE		449,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703134	SOLAR PANELS	46,138	05/01/2017
E1700872	H/AC	0	05/01/2017
B1701425	HT WTR HTR	0	03/01/2017
B1531377	720 SF	32,134	11/01/2015
996264	NEW CONSTR	88,166	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1789	1/12/2021	WD	Q	I	01	360,000
GRANTOR: HOLMES GARY L & HOLLY						
GRANTEE: BECHIOM WILLIAM A J						
1696/0507	8/27/2010	WD	Q	I	03	184,000
GRANTOR: KRONBACH GEORGE						
GRANTEE: HOLMES GARY L & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 FOP=[YR=1999] W14 S8 E14 N8 $ S8 W14 N8 W14 S43 E8 FOP=[YR=1999] S3 E10 N3 W1 U3 L2 W4 D3 L2 W1 $ E1 U3 R2 E4 D3 R2 E7 FGR=[YR=1999] S24 E21 N19 W11 N5 W10 $ E10 S5 E11 N48 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	1999	1999	3	77	976	
3	0810	CONCRETE A	0	100	0	0	1,870.00	SF	6.50	6.50	100	1999	1999	3	77	9,359	

LAND DESCRIPTION

TOTAL OB/XF 13,240

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 04/20/2021 BY KWX Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS

LOT 10
CHESTER ROAD PB 6/81-84

BECHIOM WILLIAM A JR
96396 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

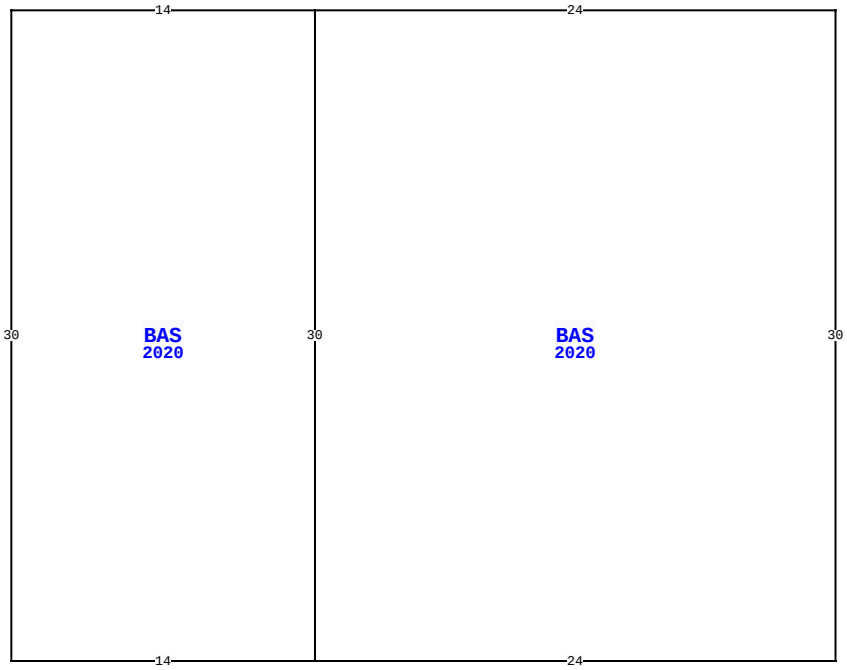
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	8,332
BAS	720	100	720	14,283
TOTALS	1,140		1,140	22,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	60.9500	21.33	24,316	2015	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2024 Heated Area: 1140 HX Base Yr 2024



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

96396 CHESTER RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,845
TOTAL MARKET OB/XF VALUE		13,240
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		449,485
SOH/AGL Deduction		0
ASSESSED VALUE		449,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,485
TOTAL JUST VALUE		449,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1789	1/12/2021	WD	Q	I	01	360,000
GRANTOR: HOLMES GARY L & HOLLY						
GRANTEE: BECHIOM WILLIAM A J						
1696/0507	8/27/2010	WD	Q	I	03	184,000
GRANTOR: KRONBACH GEORGE						
GRANTEE: HOLMES GARY L & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 BAS=[YR=2020] W14 S30 E14 N30$ S30 E24 N30$.

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 04/20/2021 BY KWX Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS