

LOT 17
IN OR 1104/195
CHESTER ROAD PB 6/81-84

NORSTRUD SHEILA A TRUST/NORSTRUD SHEILA A TRUSTEE
96434 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	12	HARDWOOD 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	2,410	100	2,410	270,537
FGR	650	55	358	40,187
FOP	150	30	45	5,052
FOP	475	30	142	15,941
TOTALS	3,685		2,955	331,716

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	102.9300	128.66	380,190	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM - 100% - 2007

Heated Area: 2410

HX Base Yr 2007

The diagram illustrates a property boundary with three distinct areas labeled in blue: FGR 2006, FOP 2006, and BAS 2006. The boundaries are defined by a series of connected line segments with associated dimensions. The FGR 2006 area is a large rectangle on the left. The FOP 2006 area is a smaller rectangle on the right. The BAS 2006 area is a large rectangle on the right. The diagram includes various dimensions for the boundaries and internal segments, such as 20, 33, 19, 22, 36, 25, 26, 16, 2, 2.9, 5, 6, 5.7, 6, 5.7, 25,

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