LOT 18
CHESTER ROAD PB 6/81-84

STEWART KYLE W & ARLETTA
96438 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

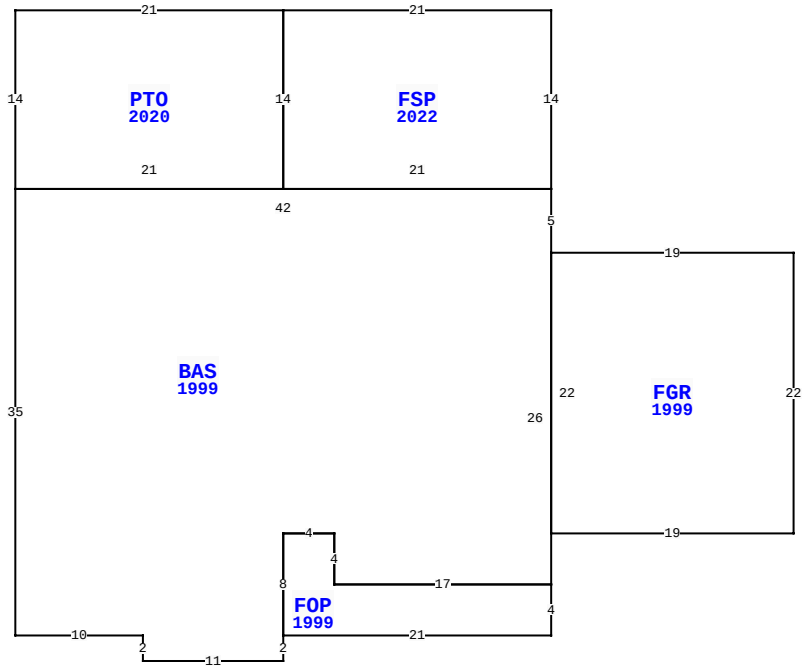
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	179,907
FGR	418	55	230	29,727
FOP	100	30	30	3,878
FSP	294	40	118	15,251
PTO	294	5	15	1,939
TOTALS	2,498		1,785	230,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,785	113.0000	141.25	252,131	1999	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1392 HX Base Yr 2021



96438 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,641
TOTAL MARKET OB/XF VALUE		79,819
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		446,860
SOH/AGL Deduction		149,876
ASSESSED VALUE		296,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,984
TOTAL JUST VALUE		446,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000125	ADDITION	31,450	01/04/2022
B2105416	(5) WINDOWS	5,350	04/29/2021
B2102592	SWIM POOL	50,458	03/04/2021
E2009185	CHNGE SRVC	2,400	10/01/2020
B2004703	GARAGE	72,450	08/01/2020
9805519	NEW CONSTR	69,477	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1554	6/05/2020	WD	Q	I	01	278,000
GRANTOR: PEAK TIMOTHY & AMY L						
GRANTEE: STEWART KYLE W & AR						
1176/0285	9/30/2003	WD	Q	I		110,000
GRANTOR: ZIMMERMAN MARK M & RO						
GRANTEE: PEAK TIMOTHY & AMY						

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	1,385.00	SF	5.20	5.20	100	1999	1999	3	77	5,546	
2	0812	CONCRETE C	0	100	0	0	1,015.00	SF	4.00	4.00	100	2020	2020	3	99	4,019	
3	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2020	2020	3	99	6,019	
4	0861	POOL GUNIT	0	100	0	0	332.00	SF	85.00	85.00	100	2021	2021	3	95	26,809	
5	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00	10.00	100	2021	2021	3	99	7,673	
6	0462	ST/AL FNC	0	100	600	0	2,400.00	SF	10.00	10.00	100	2021	2021	3	95	22,800	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	
8	0803	ASPHALT C	0	100	0	0	2,344.00	SF	2.00	2.00	100	2022	2022	3	90	4,219	
9	1076	TRELLIS A	0	100	14	18	252.00	SF	7.50	7.50	100	2022	2022	3	98	1,852	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W19 BAS=[YR=1999] N5 FSP=[YR=2022] N14 W21 PTO=[YR=2020] W21 S14 E21 N14$ S14 E21 $ W42S35 E10 S2 E11 N2 FOP=[YR=1999] E21N4 W17 N4 W4 S8 $N8 E4 S4 E17 N26 $ S22 E19 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 79,819

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 11/07/2022 BY DJ Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS

LOT 18
CHESTER ROAD PB 6/81-84

STEWART KYLE W & ARLETTA
96438 CHESTER ROAD
YULEE, FL 32097

2024

44-3N-28-507R-0018-0000

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
Quality	06	Quality Level 06

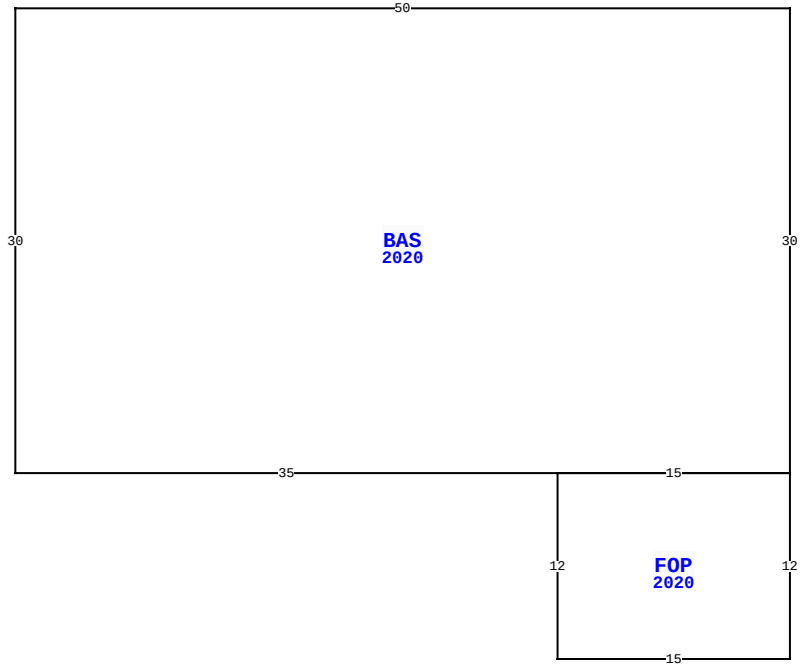
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	36,622
FOP	180	30	54	1,318
TOTALS	1,680		1,554	37,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,554	71.9100	25.17	39,114	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1500 HX Base Yr 2021



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

96438 CHESTER RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,641
TOTAL MARKET OB/XF VALUE		79,819
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		446,860
SOH/AGL Deduction		149,876
ASSESSED VALUE		296,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,984
TOTAL JUST VALUE		446,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1554	6/05/2020	WD	Q	I	01	278,000
GRANTOR: PEAK TIMOTHY & AMY L						
GRANTEE: STEWART KYLE W & AR						
1176/0285	9/30/2003	WD	Q	I		110,000
GRANTOR: ZIMMERMAN MARK M & RO						
GRANTEE: PEAK TIMOTHY & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S30 E35 FOP=[YR=2020] S12 E15 N12 W15$ E15 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 11/07/2022 BY DJ Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS