

LOT 20
CHESTER ROAD PB 6/81-84

KING THOMAS E V
96450 CHESTER RD
YULEE, FL 32097

2024

44-3N-28-507R-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	31	HARDIE BRD 90	0900	01	1,995	105.1099	131.39	262,123	1998	1998	0	0	0	12.90	87.10	VALUATION BY													
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 0% - 0													Heated Area: 1650													
Roof Structur	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
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		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	1,650	100	1,650	188,828																									
FGR	420	55	231	26,436																									
FOP	176	30	53	6,066																									
USP	204	30	61	6,981																									
TOTALS		2,450	1,995	228,309																									
EXTRA FEATURES		96450 CHESTER RD, YULEE																											
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												
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835													
2	0810	CONCRETE A	0	0	3	73	219.00	SF	6.50	6.50	100	1998	1998	3	75	1,068													
3	0811	CONCRETE B	0	0	0	0	1,812.00	SF	3.90	3.90	100	1998	1998	3	75	5,300													
4	0811	CONCRETE B	0	0	0	0	304.00	SF	5.20	5.20	100	1998	1998	3	75	1,186													
5	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2019	2019	3	86	4,128													
6	0300	BOAT DCK W	0	0	0	0	150.00	SF	20.00	20.00	100	2021	2021	3	95	2,850													
LAND DESCRIPTION		TOTAL OB/XF 17,367																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	80,000.00	80,000.00	97,600												
REVIEW DATE 03/14/2022 BY KWA Total Acres: 1.22 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/06/2024 BY SYS																													

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