LOT 22
CHESTER ROAD PB 6/81-84

TOMAYKO TIMOTHY J & KELSI R
96464 CHESTER RD
YULEE, FL 32097

2024

44-3N-28-507R-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

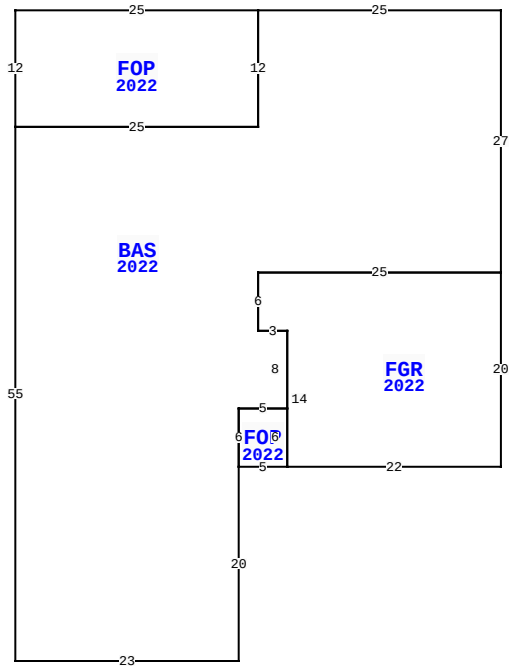
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,022	100	2,022	285,165
FGR	458	55	252	35,539
FOP	30	30	9	1,270
FOP	300	30	90	12,693
TOTALS	2,810		2,373	334,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	113.3958	141.74	336,349	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2022 HX Base Yr 2023



96464 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,667
TOTAL MARKET OB/XF VALUE		614
TOTAL LAND VALUE - MARKET		110,400
TOTAL MARKET VALUE		445,681
SOH/AGL Deduction		2,202
ASSESSED VALUE		443,479
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		388,479
TOTAL JUST VALUE		445,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018144	CO ISSUED	0	12/09/2022
B2100068	NEW CONSTR	280,849	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/0666	11/09/2020	WD	Q	V	02	90,000
GRANTOR: BEAN RHETT A & CASSAN						
GRANTEE: TOMAYKO TIMOTHY J &						
1426/1662	7/10/2006	WD	Q	V		79,800
GRANTOR: CARRAWAY EDWARD & VIR						
GRANTEE: BEAN RHETT & CASSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W25 S12 E25 N12$ S12 W25 S55 E23 N20 FOP=[YR=2022] E5 FGR=[YR=2022] E22 N20 W25 S6 E3 S14$ N6 W5 S6$ N6 E5 N8 W3 N6 E25 N27$.

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	78.00	SF	5.20	5.20	100	2022	2022	3	100	406	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	100	104	

LAND DESCRIPTION

TOTAL OB/XF 614

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	1.38	AC		1.00	1.00	1.00	80,000.00	80,000.00	110,400							

REVIEW DATE 01/04/2023 BY DJ Total Acres: 1.38 Total Land Value: 110,400 Market: 0 Agricultural: 0 Common: 110,400 PRINTED 08/06/2024 BY SYS