PARCELS 43 42-7 & 43-2
IN OR 2184/226
CASE #05-787-DR OR 1568/1433

BOLTON DAVID S & CONSTANCE M
96132 CHANDLER LANE
YULEE, FL 32097

2024

50-3N-28-0000-0043-0000

BUILDING CHARACTERISTICS

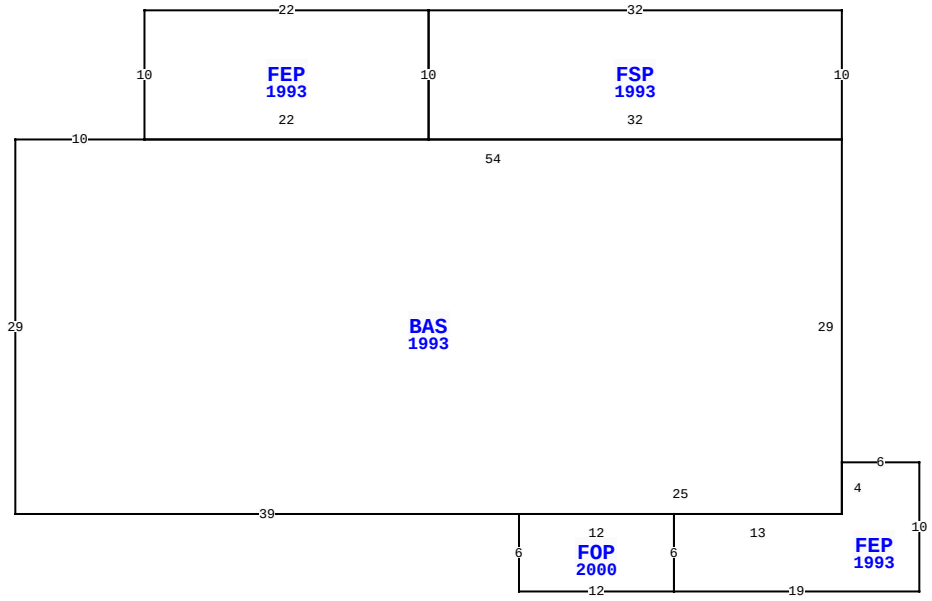
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,856	100	1,856	122,450
FEP	138	80	110	7,257
FEP	220	80	176	11,612
FOP	72	30	22	1,452
FSP	320	40	128	8,445
TOTALS	2,606		2,292	151,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	91.3752	86.81	198,969	1927	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



96132 CHANDLER LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,459
TOTAL MARKET OB/XF VALUE		63,316
TOTAL LAND VALUE - MARKET		1,216,000
TOTAL MARKET VALUE		1,541,775
SOH/AGL Deduction		479,452
ASSESSED VALUE		1,062,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,012,323
TOTAL JUST VALUE		1,541,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,227,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000017	(10) WINDOWS	0	01/01/2020
R013154	REPAIR/RRF	0	04/01/2001
B07741	REMODEL	6,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0226	3/16/2018	WD	Q	I	01	1,015,000
GRANTOR: CHENOWETH EMILY F TRU						
GRANTEE: BOLTON DAVID S & CO						
2099/1999	1/27/2017	WD	U	I	11	100
GRANTOR: CHENOWETH EMILY FRANC						
GRANTEE: EMILY FRANCES CHENO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W32 FEP=[YR=1993] W22 S10 BAS=[YR=1993] W10 S29 E39 FOP=[YR=2000] S6 E12 FEP=[YR=1993] E19 N10 W6 S4 W13 S6$ N6 W12$ E25 N29 W54$ E22 N10$ S10 E32 N10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
2	0803	ASPHALT C	0	100	95	8	760.00	SF	1.40	1.40	100	1980	1980	3	50	532	
3	0920	CWALL-WD/M	0	100	0	0	330.00	LF	390.00	390.00	100	1980	1980	3	20	25,740	
4	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	
5	0803	ASPHALT C	0	100	605	8	4,840.00	SF	1.40	1.40	100	1980	1980	3	50	3,388	
6	0350	CARPORT WD	0	100	36	30	1,080.00	SF	13.00	13.00	100	2000	2000	3	20	2,808	
7	1076	TRELLIS A	0	100	30	6	180.00	SF	5.25	5.25	100	2001	2001	3	27	255	
8	0300	BOAT DCK W	0	100	0	0	1,219.00	SF	40.00	40.00	100	2000	2000	3	28	13,653	
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	28	1,456	
10	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	

TOTAL OB/XF 49,729

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	6.08	AC		1.00	1.00	1.00	200,000.00	200,000.00	1,216,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.08 Total Land Value: 1,216,000 Market: 0 Agricultural: 0 Common: 1,216,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

50-3N-28-0000-0043-0000

BUILDING CHARACTERISTICS

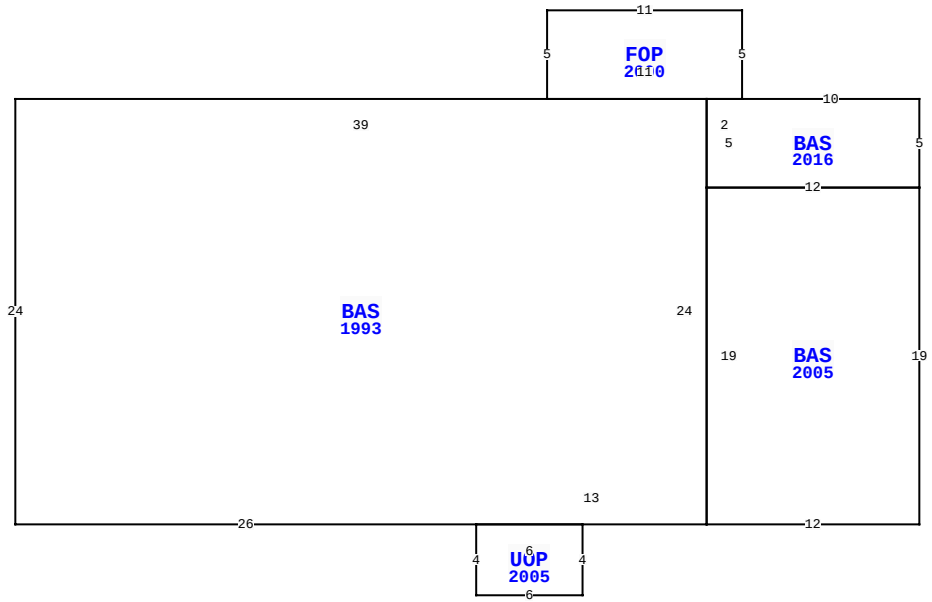
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	936	100	936	83,634
BAS	228	100	228	20,372
BAS	60	100	60	5,361
FOP	55	30	16	1,430
UOP	24	20	5	447
TOTALS	1,303		1,245	111,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	124.9899	118.74	147,831	1977	1990	0	0	0	24.75	75.25

2 SINGLE FAM – 0% - 2020 Heated Area: 1224 HX Base Yr 2020



96132 CHANDLER LN, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,012,323
TOTAL JUST VALUE		1,541,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,227,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0226	3/16/2018	WD	Q	I	01	1,015,000
GRANTOR: CHENOWETH EMILY F TRU						
GRANTEE: BOLTON DAVID S & CO						
2099/1999	1/27/2017	WD	U	I	11	100
GRANTOR: CHENOWETH EMILY FRANC						
GRANTEE: EMILY FRANCES CHENO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 FOP=[YR=2000] N5 W11 S5 E11$ W2
BAS=[YR=1993] W39 S24 E26 UOP=[YR=2005] S4E6N4W6$E13 N24$ S5
BAS=[YR=2005] S19 E12 N19 W12 $ E12N5 $.

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
11	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	
12	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
13	1242	WD DECK A	0	0	28	10	280.00	SF	10.00	10.00	100	2000	2000	3	20	560	
14	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
15	0825	BRICK	0	100	0	0	635.00	SF	12.50	12.50	100	1990	1990	3	86	6,826	
16	0940	SHEDS/PORT	0	100	18	12	216.00	SF	37.50	37.50	100	2002	2002	3	20	1,620	
17	0350	CARPORT WD	0	100	18	10	180.00	SF	13.00	13.00	100	2003	2003	3	21	491	
18	1242	WD DECK A	0	100	29	10	290.00	SF	10.00	10.00	100	2004	2004	3	22	638	
19	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 13,587

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.08 Total Land Value: 1,216,000 Market: 0 Agricultural: 0 Common: 1,216,000 PRINTED 08/06/2024 BY SYS