PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2472/1360
& OR 1276/1789 (EX ROAD R/W)

SHIREY ALAN F & KRISTIN J/PLOOSTER ROBERT & JOANNE
96837 CHESTER RD
YULEE, FL 32097

2025

42-3N-28-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	04	PLYWOOD 40
Interior Floo	09	PINE WOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

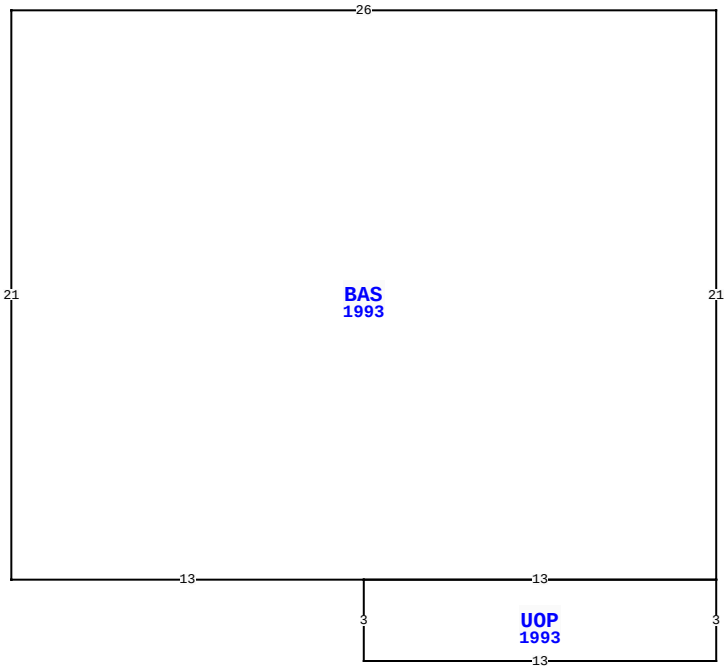
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	1993	546	51,250
UOP	39	20	1993	8	751
TOTALS	585			554	52,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	554	116.6000	116.60	64,596	1960	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 546 HX Base Yr



96837 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,000
TOTAL MARKET OB/XF VALUE	489
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	137,489
SOH/AGL Deduction	9,577
ASSESSED VALUE	127,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,912
TOTAL JUST VALUE	137,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6800	CHNGE SRVC	500	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1360	6/04/2021	WD	Q	I	01	140,000
GRANTOR: LOVELL KENNETH D						
GRANTEE: SHIREY ALAN F & KRI						
1276/1789	11/18/2004	WD	U	I	16	16,000
GRANTOR: HARRIS LEONARD I JR						
GRANTEE: LOVELL KENNETH D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S21 E13 UOP=[YR=1993] S3 E13 N3 W13$ E13 N21$.

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	0820	WOOD WALK	0	0	26	4	104.00	SF	11.75	11.75	100	1990	1990	3	40	489	

LAND DESCRIPTION

TOTAL OB/XF 489

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	000100	C	RES	0	0005	RSF-1	0.00	0.00	0.80	AC		1.00	1.00	1.25	85,000.00	106,250.00	85,000							

REVIEW DATE 04/27/2022 BY KWA Total Acres: 0.80 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS