LOTS 20 22
IN OR 2544/175

HOUSH AUSTIN & REBEKAH/DEFEE JOHN DANIEL JR & KELL
97107 CHESTER RIVER RD
YULEE, FL 32097

2025

42-3N-28-0000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CHESTER RIVER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	05/16/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	472,145
TOTAL MARKET VALUE	484,145
SOH/AGL Deduction	0
ASSESSED VALUE	484,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,145
TOTAL JUST VALUE	484,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0175	3/04/2022	WD	U	I	37	325,000
GRANTOR: UNITY PROPERTY DEVELO						
GRANTEE: HOUSH AUSTIN & REBE						
1217/1869	3/25/2004	WD	U	I	19	100,000
GRANTOR: CASERTA JAMES/COURT S						
GRANTEE: UNITY PROPERTY DEV						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0008	RSF-1	0.00	0.00	7.91	AC		1.00	1.00	0.70	85,000.00	59,500.00	470,645							
2	009630	C	SWAMP	0		RSF-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

REVIEW DATE 05/16/2024 BY DC Total Acres: 10.91 Total Land Value: 472,145 Market: 0 Agricultural: 0 Common: 472,145 PRINTED 07/30/2025 BY SYS