PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E
IN OR 2720/1354

BLACK SHAWN
96840 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

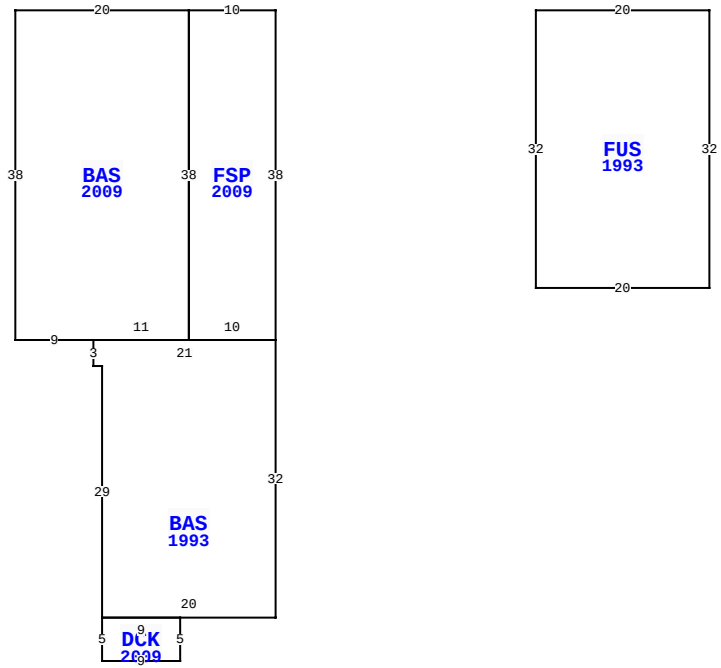
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	643	100	1993	643	65,000
BAS	760	100	2009	760	76,828
DCK	45	10	2009	4	405
FSP	380	40	2009	152	15,365
FUS	640	100	1993	640	64,698
TOTALS	2,468			2,199	222,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	125.8859	125.89	276,832	1974	1982	0	0	0	19.70	80.30

1 SINGLE FAM – 0% - 2025 Heated Area: 2043 HX Base Yr



96840 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,036
TOTAL MARKET OB/XF VALUE	7,239
TOTAL LAND VALUE - MARKET	277,270
TOTAL MARKET VALUE	528,545
SOH/AGL Deduction	0
ASSESSED VALUE	528,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,545
TOTAL JUST VALUE	528,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1354	6/19/2024	QC	U	I	11	100
GRANTOR: SKIPPER MICHELLE M						
GRANTEE: BLACK SHAWN P						
1316/0886	5/10/2005	QC	Q	I	01	100
GRANTOR: SKIPPER OTIS LEE JR &						
GRANTEE: SKIPPER WILLIAM O &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W10 BAS=[YR=2009] W20 S38 E9 BAS=[YR=1993] S3 E1 S29 DCK=[YR=2009] S5 E9 N5 W9 $ E20 N32 W21 $ E11 N38 $ S38 E10 N38 $ PTR= E30 FUS=[YR=1993] E20 S32 W20 N32 $ W30 $.

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	0812	CONCRETE C	0	0	0	0	1,426.00	SF	4.00	4.00	100	1995	1995	3	68	3,879	
2	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2016	2016	3	70	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,239

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	0.95	AC		1.00	1.00	1.00	85,000.00	85,000.00	80,750							
2	000100	C	RES	0	0008	RSF-1	0.00	0.00	2.89	AC		1.00	1.00	0.80	85,000.00	68,000.00	196,520							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.84 Total Land Value: 277,270 Market: 0 Agricultural: 0 Common: 277,270 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E
IN OR 2720/1354

BLACK SHAWN
96840 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

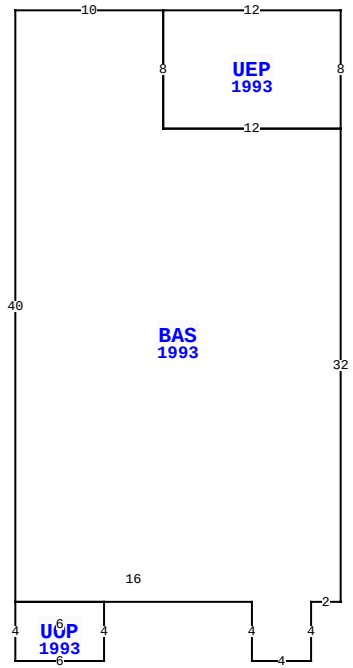
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	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	800	100	1993	800	20,152
UEP	96	60	1993	58	1,461
UOP	24	20	1993	5	126
TOTALS	920			863	21,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	863	74.0880	74.09	63,940	1972	1972	0	0	20	46.00	34.00

2 SINGLE FAM – 0% - 2025 Heated Area: 800 HX Base Yr



96840 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,036
TOTAL MARKET OB/XF VALUE	7,239
TOTAL LAND VALUE - MARKET	277,270
TOTAL MARKET VALUE	528,545
SOH/AGL Deduction	0
ASSESSED VALUE	528,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,545
TOTAL JUST VALUE	528,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1354	6/19/2024	QC	U	I	11	100
GRANTOR: SKIPPER MICHELLE M						
GRANTEE: BLACK SHAWN P						
1316/0886	5/10/2005	QC	Q	I	01	100
GRANTOR: SKIPPER OTIS LEE JR &						
GRANTEE: SKIPPER WILLIAM O &						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 BAS=[YR=1993] W10 S40 UOP=[YR=1993] S4 E6 N4 W6$ E16 S4 E4 N4 E2 N32 W12N8$ S8 E12 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 3.84 Total Land Value: 277,270 Market: 0 Agricultural: 0 Common: 277,270 PRINTED 07/30/2025 BY SYS