PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E IN
OR 1035/502 (EX PT IN ROAD

SKIPPER STACEY L
97068 IRIS LANE
YULEE, FL 32097

2025

43-3N-28-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

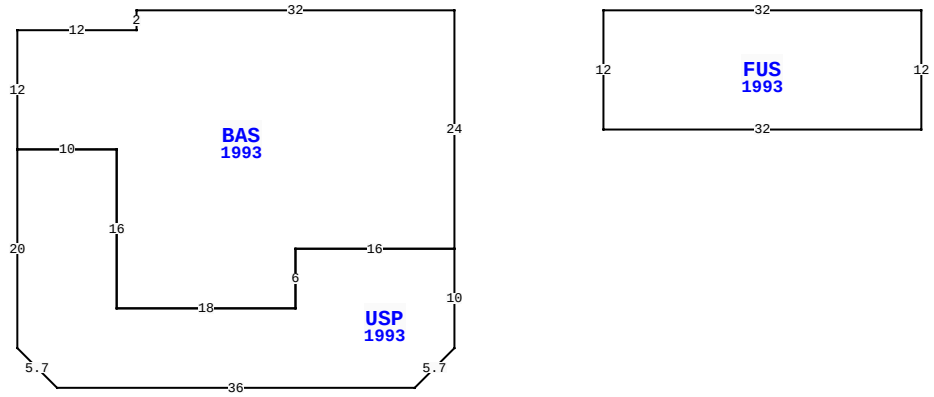
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,040	100	1993	1,040	99,760
FUS	384	100	1993	384	36,835
USP	592	30	1993	178	17,074
TOTALS	2,016			1,602	153,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	115.5660	115.57	185,143	1961	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1424 HX Base Yr



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

96828 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,669
TOTAL MARKET OB/XF VALUE	1,972
TOTAL LAND VALUE - MARKET	136,850
TOTAL MARKET VALUE	292,491
SOH/AGL Deduction	1,595
ASSESSED VALUE	290,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,896
TOTAL JUST VALUE	292,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0502	2/05/2002	WD	Q	I	01	100

GRANTOR: SKIPPER DONALD M & WA

GRANTEE: SKIPPER STACEY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S2 W12 S12 USP=[YR=1993] S20 D4 R4 E36 U4 R4 N10 W16 S6 W18N16 W10$ E10 S16 E18 N6 E16 N24$ PTR=E15 FUS=[YR=1993] E32 S12 W32 N12$ W15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0680	POLE SHED	0	0	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	36	432	

LAND DESCRIPTION

TOTAL OB/XF 1,972

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	1.61	AC		1.00	1.00	1.00	85,000.00	85,000.00	136,850							

REVIEW DATE 04/22/2019 BY KW Total Acres: 1.61 Total Land Value: 136,850 Market: 0 Agricultural: 0 Common: 136,850 PRINTED 07/30/2025 BY SYS