IN OR 2801/1519
13-1 IN SEC 42-3N-28 &
13-1 IN SEC 43-3N-28

LEON LISA MARCEL & PAUL J
96805 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

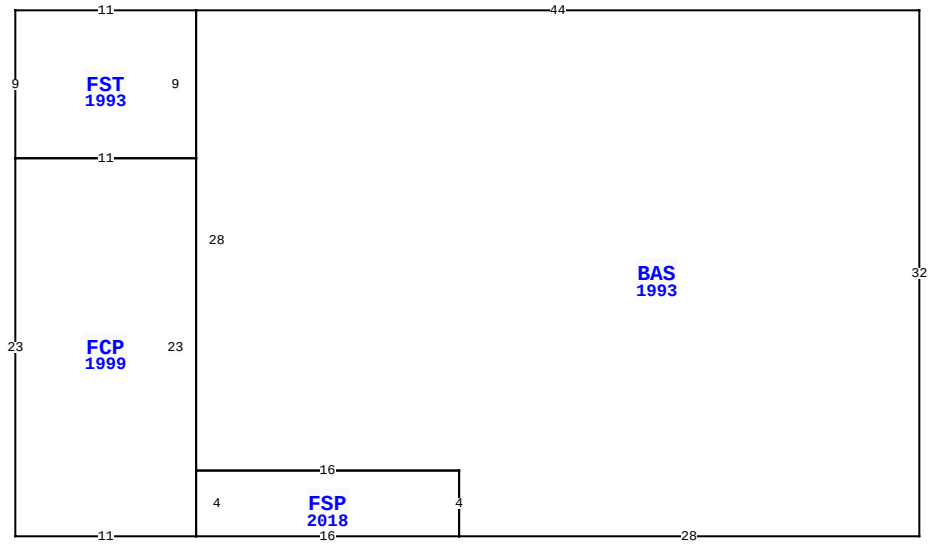
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	110,533
FCP	253	25	1999	63	5,181
FSP	64	40	2018	26	2,139
FST	99	55	1993	54	4,441
TOTALS	1,760			1,487	122,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	125.5620	125.56	186,708	1961	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



96805 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	122,294
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	292,294
SOH/AGL Deduction	80,932
ASSESSED VALUE	211,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,362
TOTAL JUST VALUE	292,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801703	REPAIR/RRF	6,000	02/01/2018
992788	MH MOVE-ON	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1519	7/18/2025	WD	Q	I	01	351,000
GRANTOR: AVERY JIMMY BRYAN & J						
GRANTEE: LEON LISA MARCEL &						
2667/523	9/12/2023	LE	U	I	11	100
GRANTOR: AVERY JIMMY BRYAN & J						
GRANTEE: AVERY JASON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FST=[YR=1993] W11 S9 FCP=[YR=1999] S23 E11 FSP=[YR=2018] E16 N4 W16S4$ N23W11$ E11N9$ S28 E16 S4 E28 N32$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS