

LOT 10
IN OR 2240/1574
CHESTER FOREST UNR

BOWEN FAMILY TRUST/BOWEN FREDDIE SR TRUSTEE
96881 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-5098-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,011	100	2016	2,011	242,748
FGR	529	55	2016	291	35,126
FOP	201	30	2016	60	7,242
FSP	205	40	2016	82	9,899
TOTALS	2,946			2,444	295,017

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,444	95.2560	125.74	307,309	2016	2016	0	0	4.00	96.00

1 SNGL FAM - 100% - 2017

Heated Area: 2011

HX Base Yr 2017

The site map illustrates a property layout with several distinct areas and boundary segments. The areas are labeled as follows:

- FSP 2016**: A small rectangular area at the top left, with dimensions 16 (top), 10 (left), 10 (right), and 15 (bottom).
- BAS 2016**: A large rectangular area in the center, with dimensions 37 (left), 41 (right), 12 (top), and 30 (bottom).
- FOP 2016**: A small rectangular area at the bottom left, with dimensions 7 (top), 3 (left), 3 (right), and 11 (bottom).
- FGR 2016**: A rectangular area at the bottom right, with dimensions 21 (left), 23 (right), 23 (bottom), and 4 (top).

Boundary segments are labeled with their respective lengths: 12, 3, 15, 4, 2, 5, 4.2, 15, 41, 23, 23, 21, 4, 6, 12, 3, 7, 3, 11, 30, 16, 10, 10, 15.

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/14/2025

MLU