LOT 2 (EX S-1)
IN OR 2742/500
CHESTER MEADOWS UNIT 1 UNR

GELLER IAN & LEXI M
96612 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-5100-0002-0000

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 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

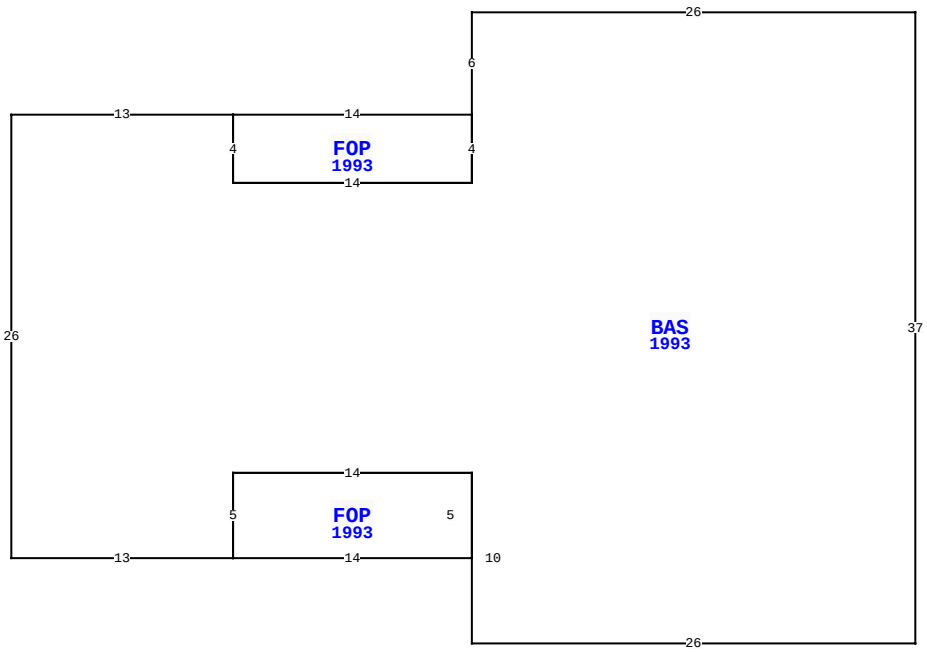
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	187,305
FOP	56	30	1993	17	2,070
FOP	70	30	1993	21	2,558
TOTALS	1,664			1,576	191,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,576	123.0120	162.38	255,911	1974	1994	0	0	0	25.00	75.00

1 SNGL FAM – 100% - 2025 Heated Area: 1538 HX Base Yr 2025



96612 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,933
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		294,593
SOH/AGL Deduction		0
ASSESSED VALUE		294,593
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		238,871
TOTAL JUST VALUE		294,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12109	MECH OTHER	0	10/01/2006
E18110	ELEC OTHER	1,600	09/01/2006
R09718	REPAIR/RRF	5,000	09/01/2006
B18523	NEW CONSTR	170,214	09/01/2006
P11324	OTHER	0	07/01/2006
B18112	FOUNDATION	6,450	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2742/500	10/04/2024	WD	Q	I	01	315,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: GELLER IAN & LEXI M						
2582/1826	8/05/2022	WD	Q	I	01	250,000
GRANTOR: MILLIKEN BILLY D & BE						
GRANTEE: BELL CARLTON T & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S6 FOP=[YR=1993] W14 S4 E14 N4$ S4 W14 N4 W13 S26 E13 FOP=[YR=1993] E14 N5 W14 S5$ N5 E14 S10 E26 N37$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	125,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.50 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS