LOT 3 (EX S-1)
IN OR 2759/550
ESMT OR 1416/437

PERUYERO KATHARINE LLOYD
96618 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-5100-0003-0000

BUILDING CHARACTERISTICS

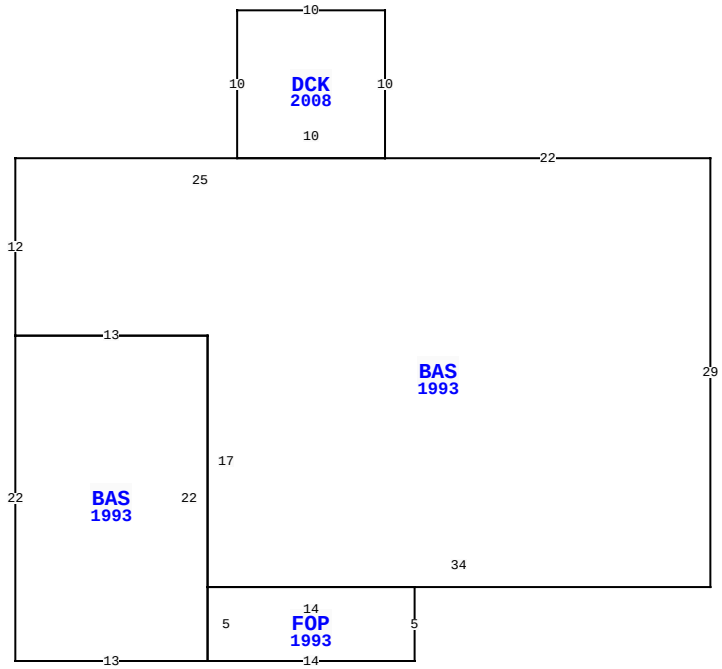
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	286	100	1993	286	34,912
BAS	1,142	100	1993	1,142	139,404
DCK	100	10	2008	10	1,221
FOP	70	30	1993	21	2,564
TOTALS	1,598			1,459	178,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,459	126.6840	167.22	243,974	1974	1990	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2025 Heated Area: 1428 HX Base Yr 2025



96618 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,101
TOTAL MARKET OB/XF VALUE		4,568
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		307,669
SOH/AGL Deduction		0
ASSESSED VALUE		307,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,947
TOTAL JUST VALUE		307,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/550	12/30/2024	WD	Q	I	01	315,000
GRANTOR: FLETCHER RICHARD CLAY						
GRANTEE: PERUYERO KATHARINE						
2645/1250	5/25/2023	WD	Q	I	01	245,000
GRANTOR: THORNTON DAWN VICTORI						
GRANTEE: FLETCHER RICHARD CL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22DCK=[YR=2008] N10 W10 S10 E10 $ W25 S12
BAS=[YR=1993] S22 E13 FOP=[YR=1993] E14 N5 W14S5$ N22 W13$
E13 S17 E34 N29$.

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	100	0	0	1,328.00	SF	4.00	4.00	100	2006	2006	3	86	4,568	

LAND DESCRIPTION

TOTAL OB/XF 4,568

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	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS