PT OF LOT 5 (S-1)
IN OR 2415/989
ESMT OR 1393/1171

SLOWEY MICHELLE R/WATKINS ANDREW J
96632 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0005-0010

BUILDING CHARACTERISTICS

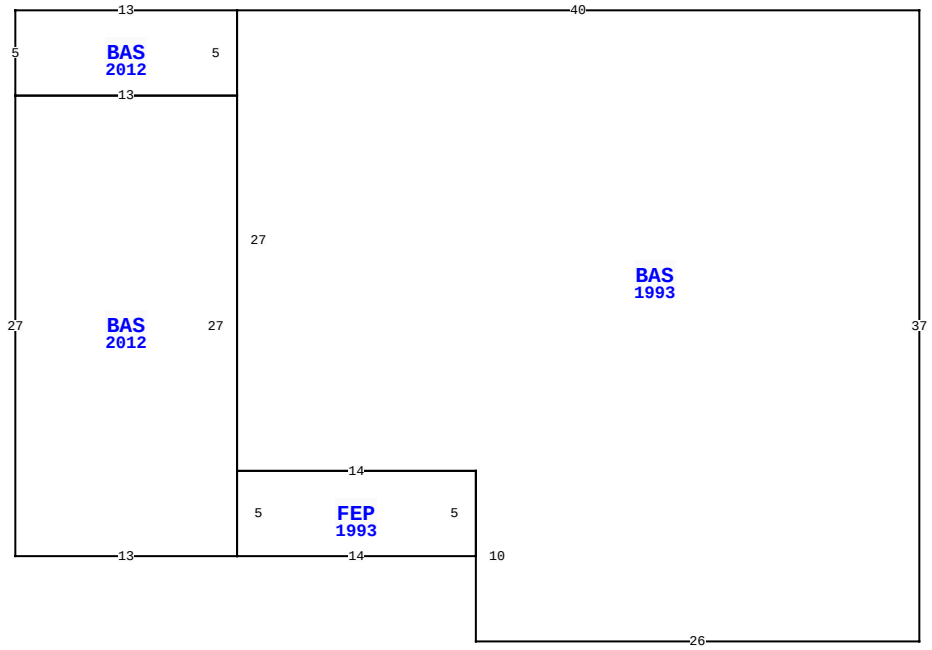
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,340	100	1993	1,340	148,003
BAS	65	100	2012	65	7,179
BAS	351	100	2012	351	38,768
FEP	70	80	1993	56	6,185
TOTALS	1,826			1,812	200,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,812	110.0700	145.29	263,265	1974	1994	0	0	0	23.98	76.02

1 SNGL FAM – 100% - 2022 Heated Area: 1756 HX Base Yr 2022



96632 CHESTER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,422
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		355,004
SOH/AGL Deduction		126,295
ASSESSED VALUE		228,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,987
TOTAL JUST VALUE		355,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25150	GARAGE	29,683	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/0989	12/09/2020	WD	Q	I	01	229,000
GRANTOR: SCHAAK CLIFFORD THOMA						
GRANTEE: SLOWEY MICHELLE R &						
1393/1174	3/06/2006	WD	Q	I		167,200
GRANTOR: PEARCE CAROLEE J						
GRANTEE: SCHAAK CLIFFORD THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2012] W13 S5 BAS=[YR=2012] S27 E13 FEP=[YR=1993] E14 N5 W14 S5$ N27 W13$ E13 N5$ S27 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	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	1985	1985	3	44	858	
2	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	100	2024	2022		97	2,724	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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 02/23/2024 BY DJA Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

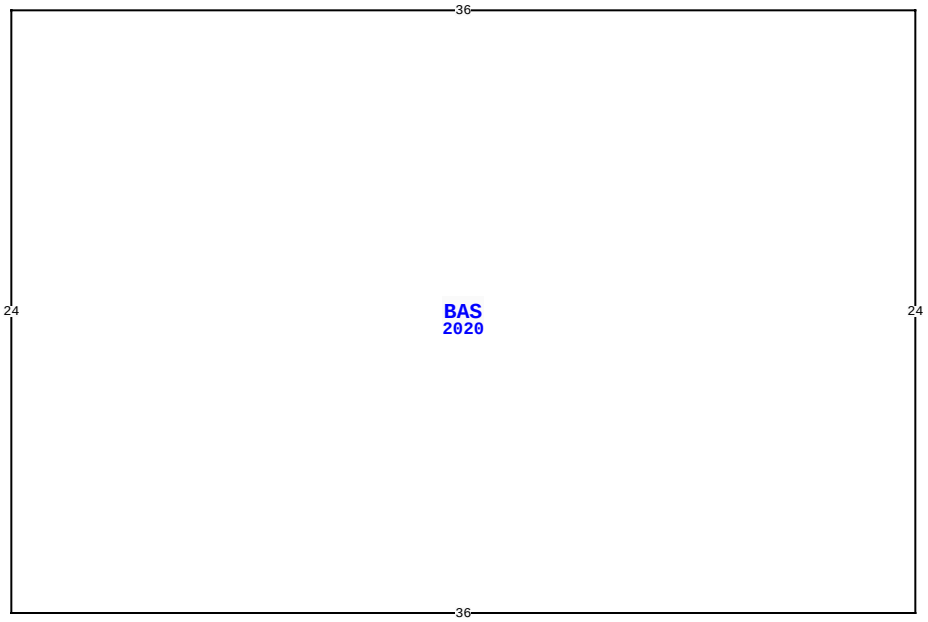
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2020	864	26,288
TOTALS	864			864	26,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	95.6340	35.38	30,568	2012	2012	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2022 Heated Area: 864 HX Base Yr 2022



96632 CHESTER RD, YULEE

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GRANTOR: PEARCE CAROLEE J						
GRANTEE: SCHAAK CLIFFORD THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S24 E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.50 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS