LOT 7 IN OR 948/595
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 7-E

DOUGLAS JOHN C
96644 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0007-0000

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	14	CARPET 100
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	01	Quality Level 01

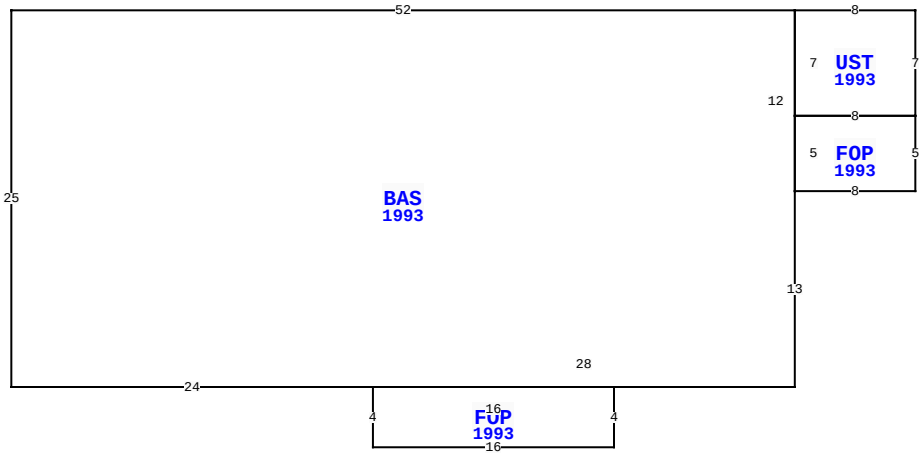
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	126,328
FOP	40	30	1993	12	1,166
FOP	64	30	1993	19	1,847
UST	56	45	1993	25	2,430
TOTALS	1,460			1,356	131,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,356	113.2560	149.50	202,722	1974	1974	0	0	0	35.00	65.00

1 SNGL FAM – 100% - 2001 Heated Area: 1300 HX Base Yr 2001



96644 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		131,769
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		216,769
SOH/AGL Deduction		123,116
ASSESSED VALUE		93,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,931
TOTAL JUST VALUE		216,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1910042	H/AC	2,100	12/01/2019
950417	REPAIR/RRF	2,100	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0595	9/07/2000	WD	Q	I		87,000
GRANTOR: MCKINNON JAMES M & EL						
GRANTEE: DOUGLAS JOHN C						
0672/1860	12/31/1992	WD	Q	I		60,000
GRANTOR: WEAVER ROBERT L JR						
GRANTEE: MCKINNON JAMES & E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] W52 S25 E24 FOP=[YR=1993] S4 E16 N4 W16 $ E28 N13 FOP=[YR=1993] E8 N5 W8 S5 $ N12 $ S7 E8 N7 $.

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS