LOT 8
IN OR 2362/824
CHESTER MEADOWS UNIT 1 UNR

CRUM LUKE & TIFFANY
96650 CHESTER ROAD
YULEE, FL 32097

**2025**

**43-3N-28-5100-0008-0000**

## 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 | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 04 | Quality Level 04 |

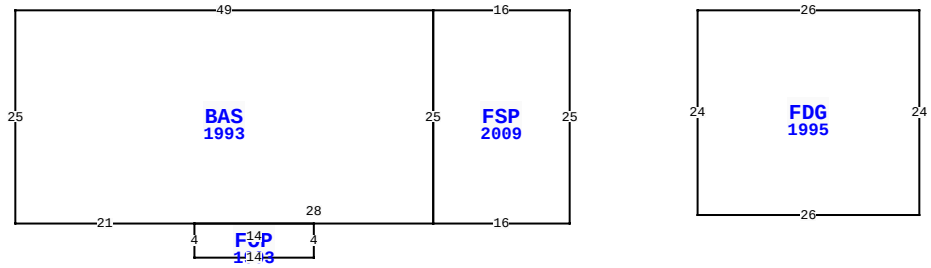
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,225 | 100 | 1993 | 1,225 | 128,026 |
| FDG | 624 | 60 | 1995 | 374 | 39,087 |
| FOP | 56 | 30 | 1993 | 17 | 1,777 |
| FSP | 400 | 40 | 2009 | 160 | 16,722 |
| TOTALS | 2,305 | | | 1,776 | 185,611 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,776 | 131.4600 | 131.46 | 233,473 | 1974 | 2000 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1225 HX Base Yr 2021




96650 CHESTER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 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 | | 185,611 |
| TOTAL MARKET OB/XF VALUE | | 2,960 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 273,571 |
| SOH/AGL Deduction | | 79,537 |
| ASSESSED VALUE | | 194,034 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 143,312 |
| TOTAL JUST VALUE | | 273,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,029 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1801255 | REPAIR/RRF | 6,000 | 02/01/2018 |
| 95-01777 | GARAGE | 10,608 | 03/01/1995 |
| 0259 | XFOB | 3,400 | 05/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2362/0824 | 5/14/2020 | WD | Q | I | 01 | 195,000 |
| GRANTOR: CREWS ERICK D & CIERR | | | | | | |
| GRANTEE: CRUM LUKE & TIFFANY | | | | | | |
| 2211/0291 | 7/18/2018 | WD | Q | I | 01 | 172,500 |
| GRANTOR: MATTHEW 25 INVESTMENT | | | | | | |
| GRANTEE: CREWS ERICK D & CIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2009] W16 BAS=[YR=1993] W49 S25 E21 FOP=[YR=1993] S4 E14 N4 W14$ E28 N25$ S25 E16 N25$ PTR=E15 FDG=[YR=1995] E26 S24 W26 N24$ W15$.

## 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 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 25 | 20 | 500.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,960

| 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 | 0006 | 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