LOT 9
IN OR 1738/1461
CHESTER MEADOWS UNIT 1 UNR

TILIAKOS ALICE A
96656 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0009-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

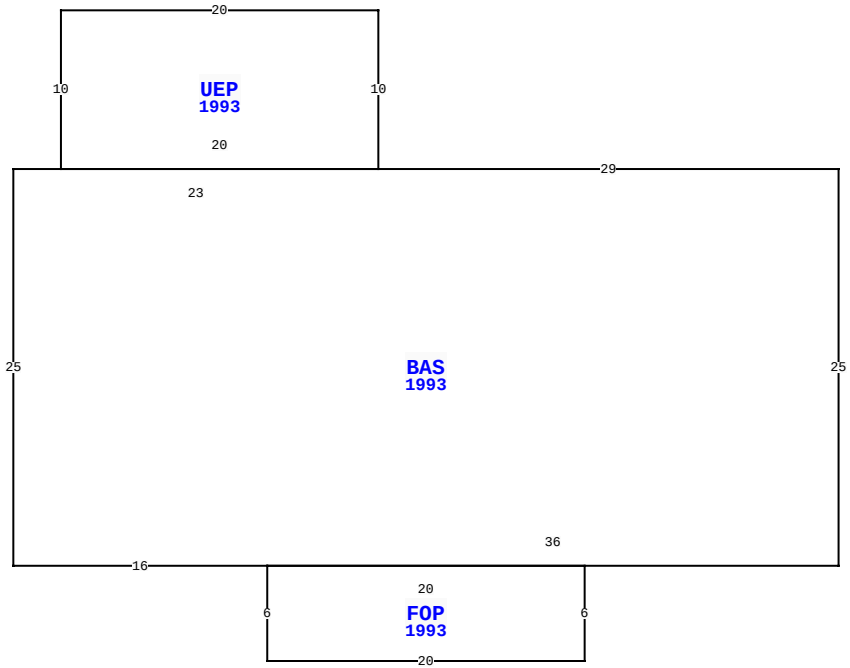
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	113,612
FOP	120	30	1993	36	3,146
UEP	200	60	1993	120	10,487
TOTALS	1,620			1,456	127,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	128.5200	128.52	187,125	1978	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1300 HX Base Yr 2012



96656 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		198,162
TOTAL MARKET OB/XF VALUE		3,142
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		286,304
SOH/AGL Deduction		99,465
ASSESSED VALUE		186,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,117
TOTAL JUST VALUE		286,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632475	FGR CONVRT TO BAS	50,000	06/09/2016
B1531469	24X50FGR	53,556	11/01/2015
016	REPAIR/RRF	1,600	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1738/1461	5/06/2011	WD	Q	I	01	127,000
GRANTOR: HAYNES JAMES WADE DOR						
GRANTEE: TILIAKOS ALICE A						
0738/1783	9/11/2995	WD	Q	I		70,000
GRANTOR: LLOYD NASH & LOUISE S						
GRANTEE: HAYNES FRANCIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UEP=[YR=1993] N10 W20 S10 E20$ W23 S25 E16
FOP=[YR=1993] S6 E20 N6 W20$ E36 N25$.

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	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	440.00	SF	5.20	5.20	100	1996	1996	3	70	1,602	

LAND DESCRIPTION

TOTAL OB/XF 3,142

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 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

LOT 9
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YULEE, FL 32097

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
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		1 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

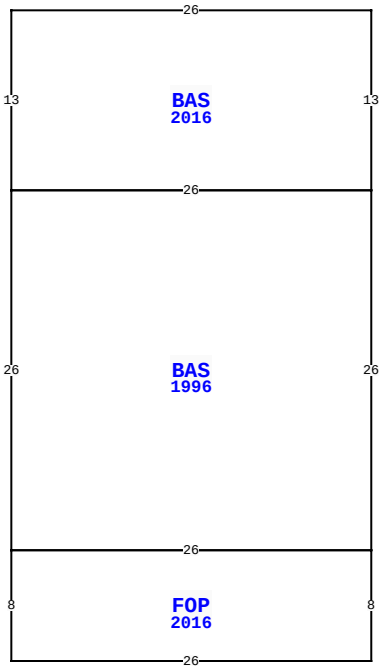
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1996	676	28,914
BAS	338	100	2016	338	14,457
FOP	208	30	2016	62	2,652
TOTALS	1,222			1,076	46,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0150	01	1,076	118.6776	62.90	67,680	1996	2010	0	0	25	7.00	68.00

2 ACCESORY U – 100% - 2012 Heated Area: 1014 HX Base Yr 2012



96656 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,162
TOTAL MARKET OB/XF VALUE		3,142
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		286,304
SOH/AGL Deduction		99,465
ASSESSED VALUE		186,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,117
TOTAL JUST VALUE		286,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/1461	5/06/2011	WD	Q	I	01	127,000
GRANTOR: HAYNES JAMES WADE DOR						
GRANTEE: TILIAKOS ALICE A						
0738/1783	9/11/2995	WD	Q	I		70,000
GRANTOR: LLOYD NASH & LOUISE S						
GRANTEE: HAYNES FRANCIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 S13 BAS=[YR=1996] S26 FOP=[YR=2016] S8 E26 N8 W26$ E26 N26 W26$ E26 N13$.

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 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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YULEE, FL 32097

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

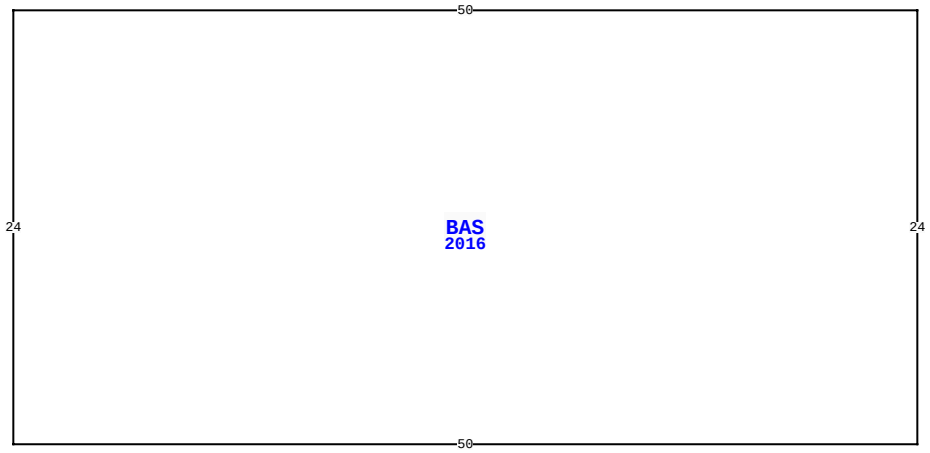
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	24,895
TOTALS	1,200			1,200	24,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2016	2016	0	0	0	8.00	92.00

3 GARAGE RES – 100% - 2012 Heated Area: 1200 HX Base Yr 2012



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GRANTEE: TILIAKOS ALICE A						
0738/1783	9/11/2995	WD	Q	I		70,000
GRANTOR: LLOYD NASH & LOUISE S						
GRANTEE: HAYNES FRANCIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W50 S24 E50 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 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS