LOT 10
CHESTER MEADOWS UNIT 1 S/D UNR

BOYD JOHN A & TIFFANY A
96662 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-5100-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

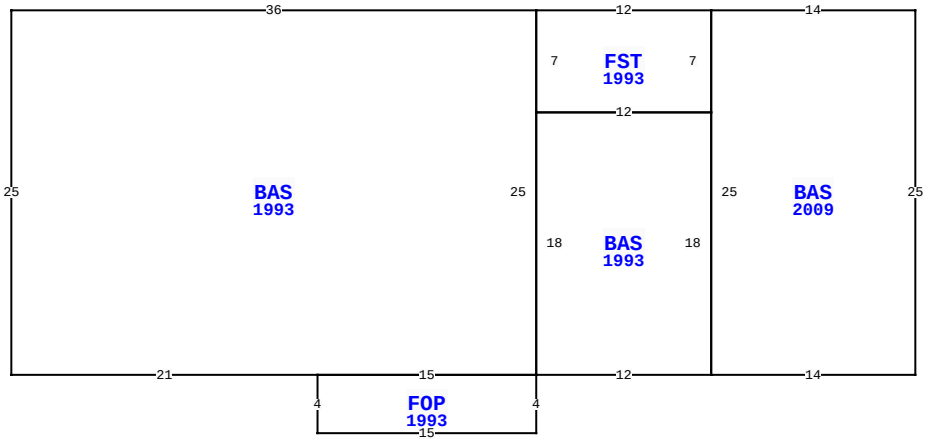
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	216	100	1993	216	21,261
BAS	900	100	1993	900	88,589
BAS	350	100	2009	350	34,452
FOP	60	30	1993	18	1,772
FST	84	55	1993	46	4,528
TOTALS	1,610			1,530	150,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	127.0104	127.01	194,325	1974	1990	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1466 HX Base Yr 2018



96662 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		150,602
TOTAL MARKET OB/XF VALUE		5,318
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		240,920
SOH/AGL Deduction		109,837
ASSESSED VALUE		131,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,361
TOTAL JUST VALUE		240,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/1673	2/19/2016	WD	Q	I	01	135,000
GRANTOR: ADAMS MICHAEL DAVID S						
GRANTEE: BOYD JOHN A & TIFFA						
1369/0712	11/28/2005	QC	Q	I	01	100
GRANTOR: ADAMS VICTORIA DIANE						
GRANTEE: ADAMS MICHAEL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] S25 E14 N25 W14 $ FST=[YR=1993] W12
BAS=[YR=1993] W36 S25 E21 FOP=[YR=1993] S4 E15 N4 W15 $ E15
BAS=[YR=1993] E12 N18 W12 S18 $ N25 $ S7 E12 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
1	0803	ASPHALT C	0	100	0	0	1,254.00	SF	2.00	2.00	100	2000	2000	3	50	1,254	
2	0681	POLE SHED	0	100	27	24	648.00	SF	15.00	15.00	100	2000	2000	3	27	2,624	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 5,318

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 05/27/2020 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS