

COLWELL SAMUEL & PEGGY Y
96680 CHESTER ROAD
YULEE, FL 32097

43-3N-28-5100-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		19		COMMON BRK 100		0100		01		1,147		122.9600		122.96		141,035		1974		1990		0		0		27.00		73.00		VALUATION BY					STANDARD										
Roof Structur		03		GABLE/HIP 100		1 SINGLE FAM - 100% - 2013										Heated Area: 1008										HX Base Yr 2013										Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100		11 7 FST 1993 7 11 16 FGR 1993 16 42 24 BAS 1993 24 11 42										BUILDING MARKET VALUE										102,956																			
Interior Wall		05		DRYWALL 100												TOTAL MARKET OB/XF VALUE										177																			
Interior Floo		14		CARPET 90												TOTAL LAND VALUE - MARKET										85,000																			
Interior Floo		08		SHT VINYL 10												TOTAL MARKET VALUE										188,133																			
Air Condition		01		NONE 100												SOH/AGL Deduction										95,513																			
Heating Type		04		AIR DUCTED 100												ASSESSED VALUE										92,620																			
Bedrooms				3 100												TOTAL EXEMPTION VALUE										HX HB					50,722														
Bathrooms				1 100												BASE TAXABLE VALUE										41,898																			
Frame		02		WOOD FRAME 100												TOTAL JUST VALUE										188,133																			
Stories		1.		1. 100												NCON VALUE										0																			
Units				0 100		INCOME VALUE																																							
BUD8 Adjustme		04		DIST 01 100		PREVIOUS YEAR MKT VALUE										178,658																													
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		1,008		100		1993		1,008		90,479																																			
FGR		176		55		1993		97		8,707																																			
FST		77		55		1993		42		3,770																																			
TOTALS		1,261						1,147		102,956																																			
EXTRA FEATURES										96680 CHESTER RD, YULEE										BLD DATE				LGL DATE		04/11/2025		MLU																	
										XF DATE				LAND DATE																															
										INC DATE				AG DATE																															
L N		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		5 8		40.00		SF		6.50		6.50		100		1995		1995		3		68		177																	