LOT 15 OR 238/540
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 15-E

MOTT MARY B L/E/
96692 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0015-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

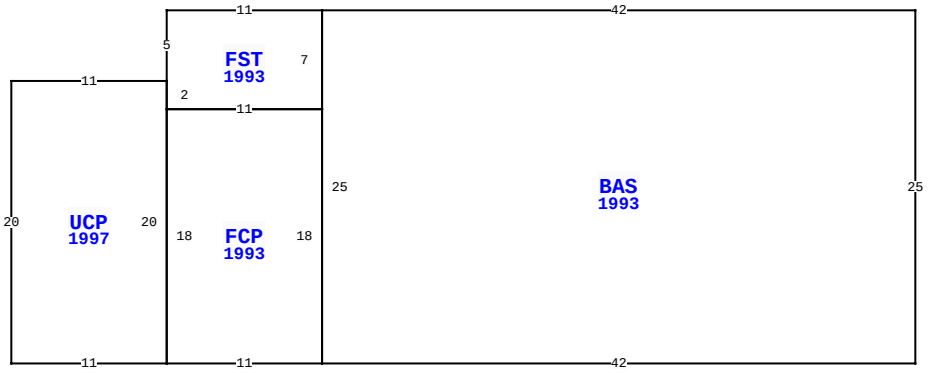
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	100,924
FCP	198	25	1993	50	4,806
FST	77	55	1993	42	4,037
UCP	220	20	1997	44	4,229
TOTALS	1,545			1,186	113,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	141.3510	141.35	167,641	1974	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1978 Heated Area: 1050 HX Base Yr 1978



96692 CHESTER RD, YULEE

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

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	1990	1990	3	66	2,310	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,996
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		201,306
SOH/AGL Deduction		128,506
ASSESSED VALUE		72,800
TOTAL EXEMPTION VALUE	HX HB WX	52,800
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		201,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974352	XFOB	1,700	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1131	6/27/2025	QC	U	I	11	100
GRANTOR: MOTT MARY B						
GRANTEE: DAVIS REGINA M						
0238/0540	4/01/1977	QC	U	I		23,700
GRANTOR: UNITED STATES OF AMER						
GRANTEE: MOTT WILLIAM G & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=1993] W11 S5 UCP=[YR=1997] W11 S20 E11 FCP=[YR=1993] E11 N18 W11 S18$ N20$ S2 E11 N7$ S25 E42 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,310

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 10/30/2019 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS