LOT 16 OR 212/361
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 16-E

BOWERS JOYCE P
96698 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
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

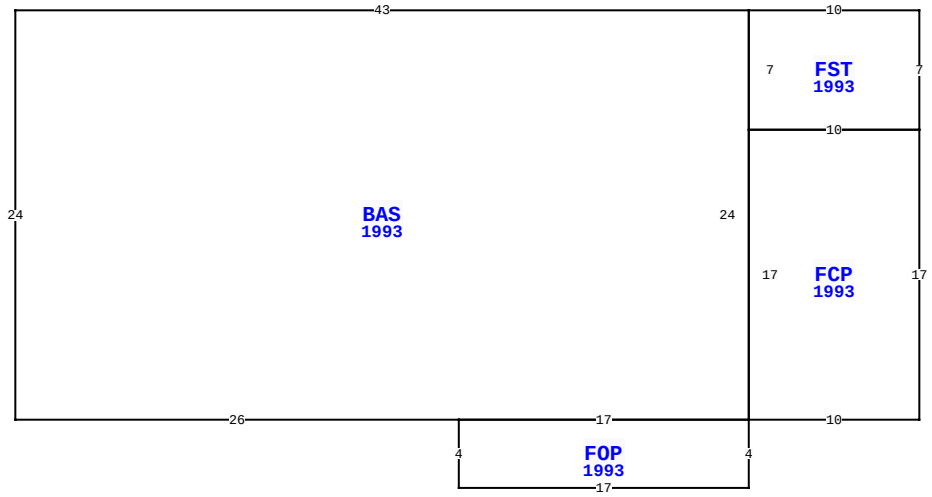
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	91,014
FCP	170	25	1993	42	3,704
FOP	68	30	1993	20	1,764
FST	70	55	1993	38	3,351
TOTALS	1,340			1,132	99,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	135.6800	135.68	153,590	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1032 HX Base Yr



96698 CHESTER RD, YULEE

BLD DATE	03/24/2015	KK	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		99,834
TOTAL MARKET OB/XF VALUE		684
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		185,518
SOH/AGL Deduction		14,139
ASSESSED VALUE		171,379
TOTAL EXEMPTION VALUE	13	171,379
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		185,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4431	N/A	1,840	10/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0212/0361	1/01/1976	WD	Q	I		23,300
GRANTOR:						
GRANTEE:						
0184/0575	1/01/1974	WD	Q	I		23,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S24 E26 FOP=[YR=1993] S4 E17 N4W17$ E17
FCP=[YR=1993] E10 N17 FST=[YR=1993] N7 W10 S7E10$ W10S17$
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
1	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	1995	1995	3	20	684	

LAND DESCRIPTION

TOTAL OB/XF 684

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