

HANKINS MICHAEL B
96704 CHESTER RD
YULEE, FL 32097

43-3N-28-5100-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										19 COMMON BRK 80										0100 01 1,325 128.1280 128.13 169,772 1974 2000 0 0 18.75 81.25									
Exterior Wall										05 AVERAGE 20										1 SINGLE FAM - 100% - 2015 Heated Area: 1325 HX Base Yr 2015									
Roof Structur										03 GABLE/HIP 100										12 41 25 53 7 18 12 25 BAS 2008 BAS 1993									
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										05 DRYWALL 100																			
Interior Floo										14 CARPET 80																			
Interior Floo										11 CLAY TILE 20																			
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										1,241 100 1993 1,241 129,195																			
BAS										84 100 2008 84 8,745																			
TOTALS										1,325 1,325 137,940																			
EXTRA FEATURES										96704 CHESTER RD, YULEE																			
L N										BLD DATE																			
OB/XF CODE										XF DATE																			
DESCRIPTION										INC DATE																			
BLD CAP										LGL DATE																			
L W										LAND DATE																			
UNITS										AG DATE																			
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 16 16 256.00 SF 6.50 6.50 100 1990 1990 3 57 948																			
2 0845										K0OL DECK 0 100 95 3 285.00 SF 7.25 7.25 100 1990 1990 3 57 1,178																			
3 0861										POOL GUNIT 0 100 0 0 347.00 SF 85.00 85.00 100 1990 1990 3 20 5,899																			
4 0810										CONCRETE A 0 100 26 3 78.00 SF 6.50 6.50 100 1980 1980 3 30 152																			
5 0910										SCRN RM L 0 100 24 40 960.00 SF 15.00 15.00 100 1998 1998 3 20 2,880																			
6 0871										POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2003 2003 3 20 400																			
LAND DESCRIPTION										TOTAL OB/XF 11,457																			
L N										USE CODE																			
CLS										LAND USE DESCRIPTION																			
CAP										R D																			
LOC ZONE										FRONT																			
DEPTH										TOT LND UTS																			
UNIT TYPE										D T																			
DPHT 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										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																			