LOT 22 A/K/A LOT 22E
CHESTER MEADOWS UNIT 1 UNR
IN OR 2749/1257

OLIFF LORI & JESSE
11500 KNOBBY WAY
JACKSONVILLE, FL 32223

2025

43-3N-28-5100-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

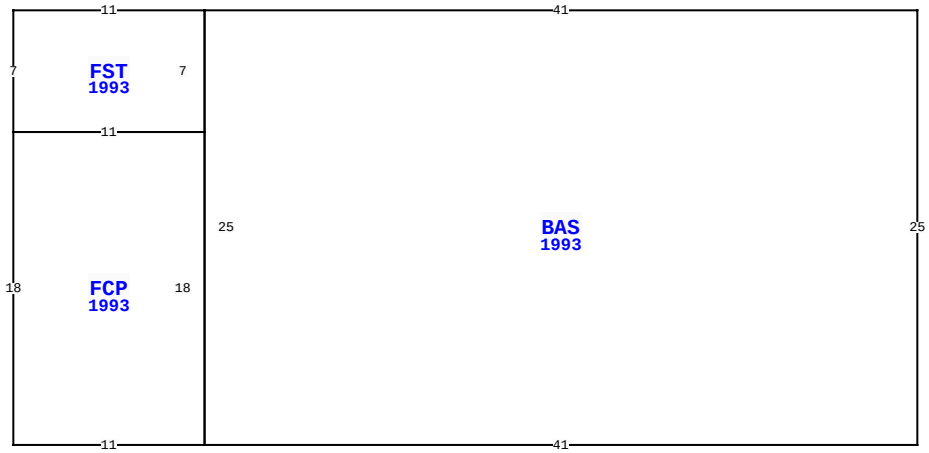
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,025	100	1993	1,025	84,995
FCP	198	25	1993	50	4,146
FST	77	55	1993	42	3,483
TOTALS	1,300			1,117	92,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	113.9500	113.95	127,282	1975	1985	0	0	0	27.23	72.77

1 SINGLE FAM – 0% - 2025 Heated Area: 1025 HX Base Yr



96736 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	92,623
TOTAL MARKET OB/XF VALUE	48
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	177,671
SOH/AGL Deduction	0
ASSESSED VALUE	177,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,671
TOTAL JUST VALUE	177,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012124	ROOF	2,000	12/07/2020
B209388	(11) WINDOWS	5,712	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1257	11/06/2024	QC	U	I	11	100
GRANTOR: LEGGETT MARNA L						
GRANTEE: OLIFF LORI & JESSE						
1823/0594	11/01/2012	WD	U	I	16	100
GRANTOR: WATKINS DOROTHY						
GRANTEE: LEGGETT DAVID & MAR						

BUILDING NOTES

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	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1988	1988	3	20	48	

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W11 S7 FCP=[YR=1993] S18 E11 N18W11$ E11N7$ S25 E41 N25$.

LAND DESCRIPTION

TOTAL OB/XF 48

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	0		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