LOT 23
IN OR 2078/884
CHESTER MEADOWS UNIT 1 UNR

JONES DANA T
96740 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

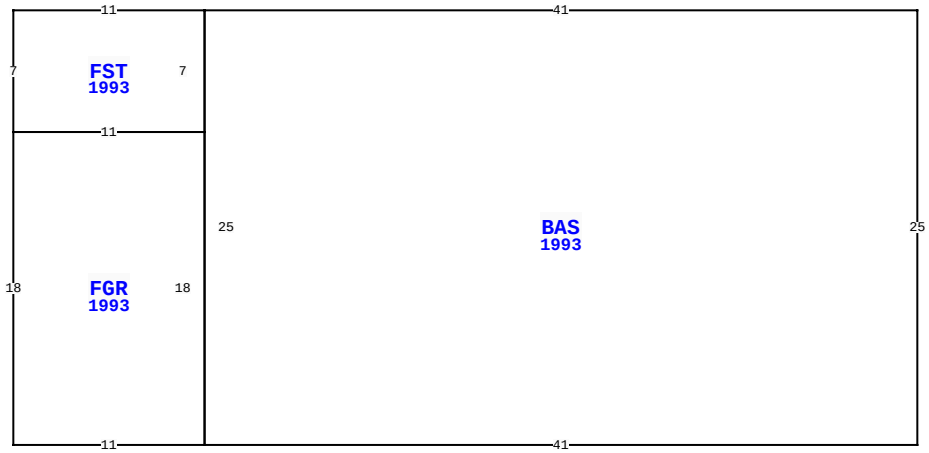
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	103,455
FGR	198	55	1993	109	11,002
FST	77	55	1993	42	4,239
TOTALS	1,300			1,176	118,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	127.7300	127.73	150,210	1975	1995	0	0	0	20.98	79.02

1 SINGLE FAM – 100% - 2017 Heated Area: 1025 HX Base Yr 2017



96740 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		118,696
TOTAL MARKET OB/XF VALUE		1,054
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		204,750
SOH/AGL Deduction		95,624
ASSESSED VALUE		109,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,404
TOTAL JUST VALUE		204,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0884	10/14/2016	WD	Q	I	02	139,000
GRANTOR: HARPER CHRISTOPHER K						
GRANTEE: JONES DANA T						
1595/0371	12/02/2008	WD	Q	I		136,900
GRANTOR: BERGHOEFER ENTERPRISE						
GRANTEE: HARPER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W11 S7 FGR=[YR=1993] S18 E11 N18 W11 $ E11 N7 $ S25 E41 N25 $.

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	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1982	1982	3	35	382	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2016	2016	3	70	672	

LAND DESCRIPTION

TOTAL OB/XF 1,054

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	0008	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