LOT 25
IN OR 2622/612
CHESTER MEADOWS UNIT 1 UNR

KURAK CHARLES W JR & BEVERLY C
96752 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

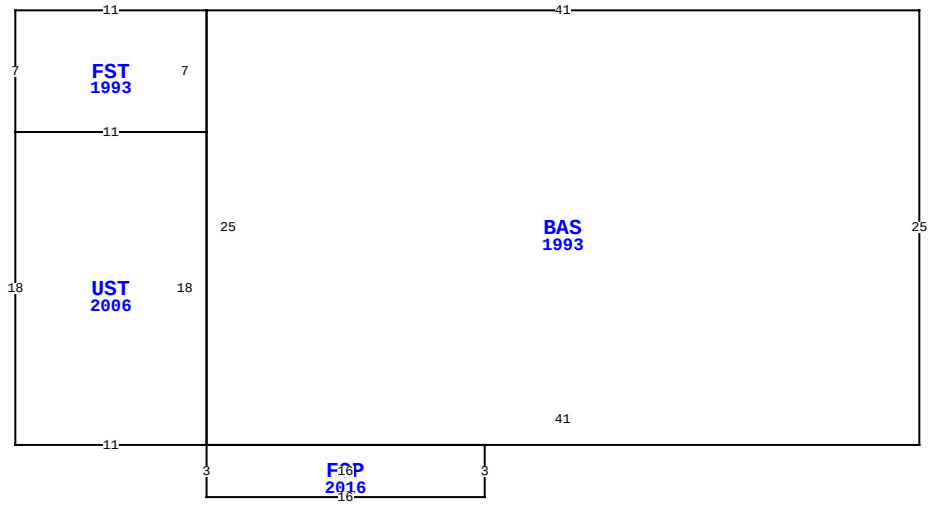
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	101,700
FOP	48	30	2016	14	1,389
FST	77	55	1993	42	4,167
UST	198	45	2006	89	8,830
TOTALS	1,348			1,170	116,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	140.2380	140.24	164,081	1975	1985	0	0	0	29.25	70.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1025 HX Base Yr 2024



96752 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		139,978
TOTAL MARKET OB/XF VALUE		176
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		225,154
SOH/AGL Deduction		4,861
ASSESSED VALUE		220,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,571
TOTAL JUST VALUE		225,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632408	GARAGE	52,217	05/01/2016
M1217717	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0612	2/28/2023	WD	U	I	30	270,000
GRANTOR: FAHRENHOLZ ELLIOTT L						
GRANTEE: KURAK CHARLES W JR						
1452/0824	10/16/2006	WD	Q	I		170,000
GRANTOR: CHAPLIN JASON S & MEL						
GRANTEE: FAHRENHOLZ ELLIOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W11 S7 UST=[YR=2006] S18 E11
FOP=[YR=2016] S3 E16 N3 W16$ N18W11$ E11N7$S25 E41 N25$.

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	9	12	108.00	SF	6.50	6.50	100	1975	1975	3	25	176	

LAND DESCRIPTION

TOTAL OB/XF 176

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 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

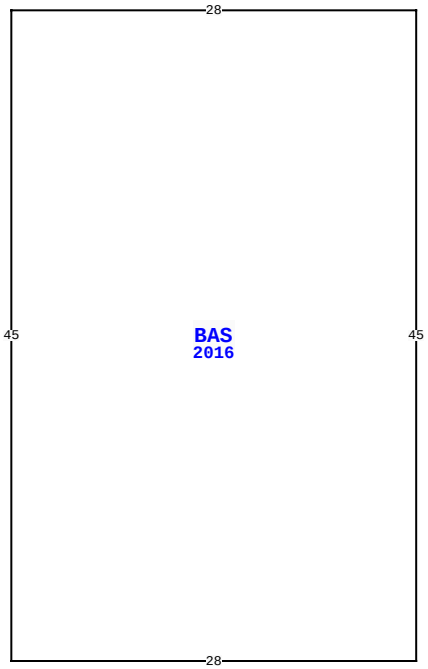
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2016	1,260	23,891
TOTALS	1,260			1,260	23,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,260	55.6920	20.61	25,969	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2024 Heated Area: 1260 HX Base Yr 2024



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96752 CHESTER RD, YULEE

NASSAU COUNTY PROPERTY

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GRANTEE: FAHRENHOLZ ELLIOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 S45 E28 N45$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS