LOT 27
IN OR 1963/1728
CHESTER MEADOWS UNIT 1 UNR

VIZCAINO NICHOLAS R & PAIGE E
96764 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5100-0027-0000

BUILDING CHARACTERISTICS

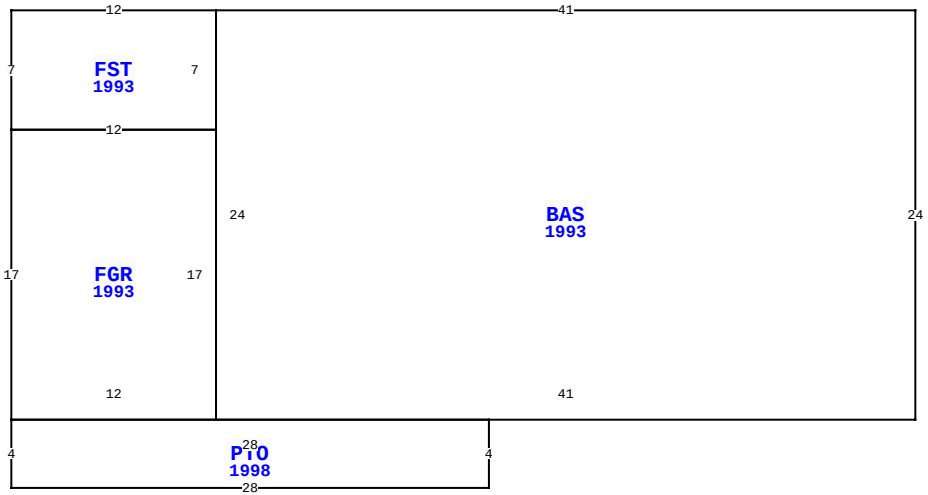
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	984	100	1993	984	80,414
FGR	204	55	1993	112	9,153
FST	84	55	1993	46	3,759
PTO	112	5	1998	6	491
TOTALS	1,384			1,148	93,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,148	122.4300	122.43	140,550	1975	1975	0	0	0	33.25	66.75

1 SINGLE FAM – 100% - 2016 Heated Area: 984 HX Base Yr 2016



96764 CHESTER RD, YULEE

BLD DATE		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		93,817
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		178,817
SOH/AGL Deduction		88,143
ASSESSED VALUE		90,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,952
TOTAL JUST VALUE		178,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980794	REPAIR/RRF	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1963/1728	2/13/2015	WD	U	I	38	75,000
GRANTOR: WHITE THOMAS E SR						
GRANTEE: VIZCAINO NICHOLAS R						
0830/0319	4/17/1998	WD	Q	I		47,000
GRANTOR: DUBBERLY DONNA P						
GRANTEE: WHITE THOMAS E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W12 S7 FGR=[YR=1993] S17 PTO=[YR=1998] S4 E28 N4 W28 $ E12 N17 W12 $ E12 N7 $ S24 E41 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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