LOT 29
IN OR 1944/1233
CHESTER MEADOWS UNIT 1 UNR

PERRY AMANDA I
96776 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-5100-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

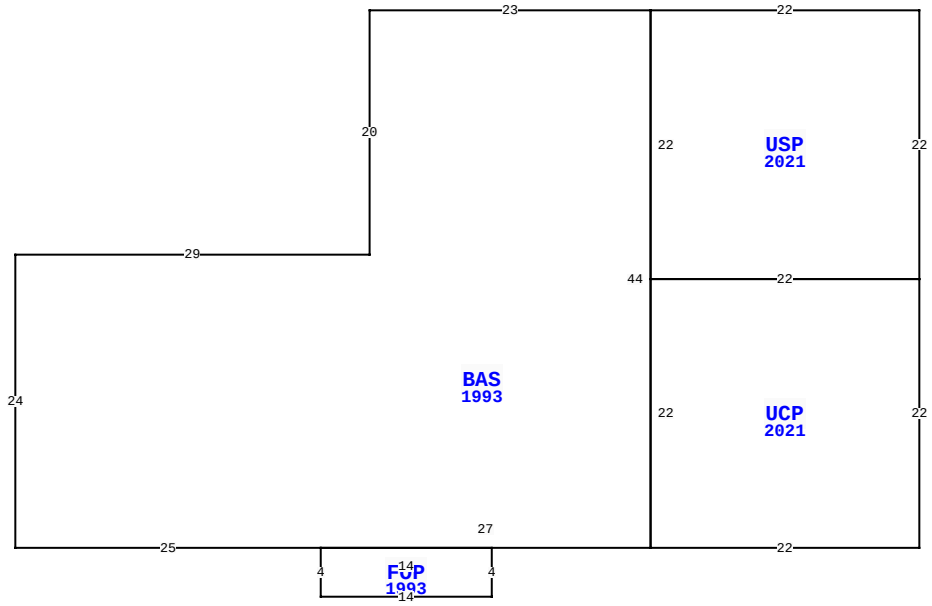
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,708	100	1993	1,708	161,226
FOP	56	30	1993	17	1,605
UCP	484	20	2021	97	9,156
USP	484	30	2021	145	13,688
TOTALS	2,732			1,967	185,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	122.9900	122.99	241,921	1975	1985	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1708 HX Base Yr 2015



96776 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		200,655
TOTAL MARKET OB/XF VALUE		44,516
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		351,421
SOH/AGL Deduction		157,648
ASSESSED VALUE		193,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,051
TOTAL JUST VALUE		351,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102288	SWIM POOL	58,000	02/26/2021
B2100600	GARAGE	31,878	01/20/2021
95-02283	REMODEL	5,278	10/01/1995
7125	REPAIR/RRF	3,551	03/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1944/1233	9/04/2014	SW	U	I	12	135,100
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: PERRY AMANDA I						
1894/1596	12/23/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S20 W29 S24 E25 FOP=[YR=1993] S4 E14 N4W14$ E27 UCP=[YR=2021] E22 N22 USP=[YR=2021] N22 W22 S22 E22$ W22 S22$ N44$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	45	4	180.00	SF	6.50	6.50	100	2021	2021	3	99	1,158	
3	0866	POOL FIBER	0	100	34	15	510.00	SF	72.00	72.00	100	2021	2021	3	90	33,048	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2021	2021	3	99	6,336	
5	0350	CARPORT WD	0	100	16	13	208.00	SF	13.00	13.00	100	2021	2021	3	90	2,434	

LAND DESCRIPTION

TOTAL OB/XF 44,516

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	0006	RSF-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	106,250							

REVIEW DATE 08/18/2021 BY KW Total Acres: 1.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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	01	NONE 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	06	Quality Level 06

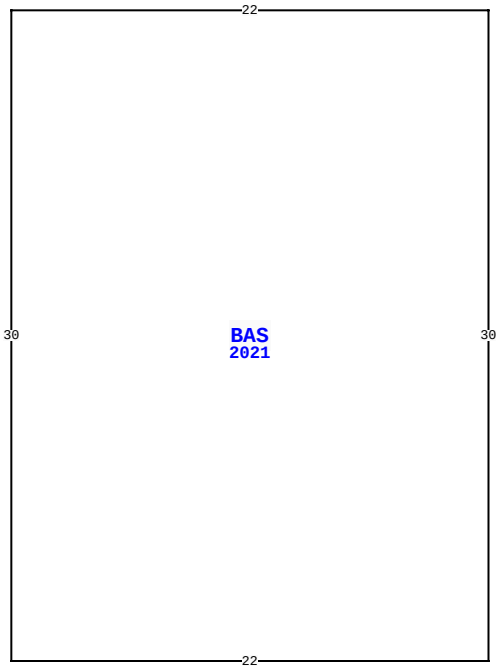
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2021	660	14,981
TOTALS	660			660	14,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	23.40	15,444	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2015 Heated Area: 660 HX Base Yr 2015



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S30E22 N30$.

EXTRA FEATURES

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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

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