PT OF LOTS 9 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 141/511

JUBITO THOMAS V
96687 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5110-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

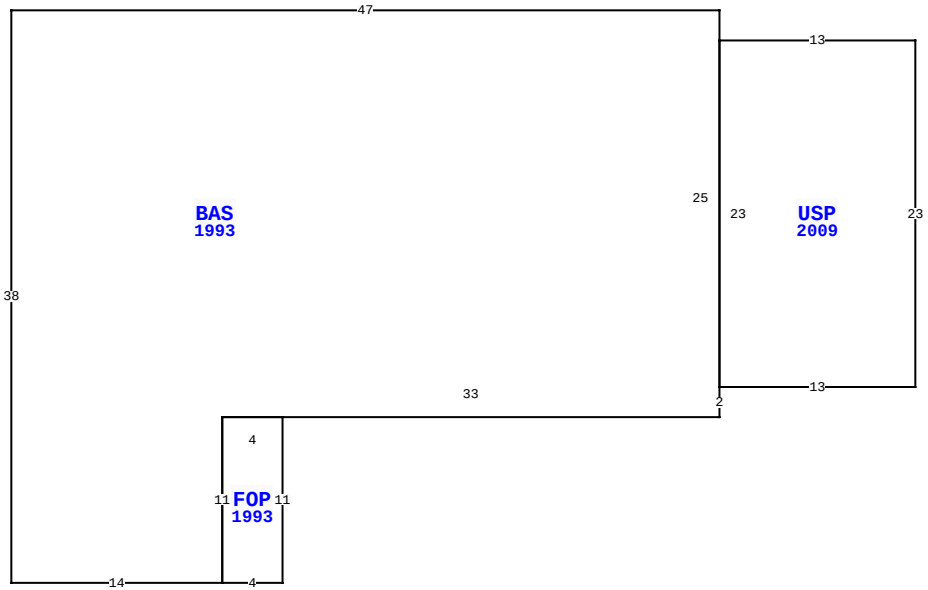
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05
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	1,423	100	1993	1,423	140,701
FOP	44	30	1993	13	1,285
USP	299	30	2009	90	8,899
TOTALS	1,766			1,526	150,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	140.2500	140.25	214,022	1973	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1423 HX Base Yr 1974



96687 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		150,886
TOTAL MARKET OB/XF VALUE		46,524
TOTAL LAND VALUE - MARKET		97,538
TOTAL MARKET VALUE		294,948
SOH/AGL Deduction		172,164
ASSESSED VALUE		122,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,062
TOTAL JUST VALUE		294,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531449	GARAGE	49,986	11/01/2015
4905	REPAIR/RRF	1,080	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0141/0511	1/01/1973	WD	Q	I		18,800
GRANTOR:						
GRANTEE:						
0141/0511	1/01/1973	WD	Q	I		18,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S38 E14 FOP=[YR=1993] E4 N11 W4 S11 $ N11 E33 N2 USP=[YR=2009] E13 N23 W13 S23 $ 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	12	16	192.00	SF	6.50	6.50	100	1985	1985	3	44	549	
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	30	156	
3	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	100	1980	1980	3	30	117	
4	0351	CARPORT MT	0	100	25	16	400.00	SF	15.00	15.00	100	1995	1995	3	20	1,200	
5	0351	CARPORT MT	0	100	20	22	440.00	SF	15.00	15.00	100	1995	1995	3	20	1,320	
6	0351	CARPORT MT	0	100	20	24	480.00	SF	25.00	25.00	100	1995	1995	3	20	2,400	
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1995	1995	3	20	4,032	
8	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	43.75	43.75	100	2015	2015	3	75	36,750	

LAND DESCRIPTION

TOTAL OB/XF 46,524

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	1.35	AC		1.00	1.00	0.85	85,000.00	72,250.00	97,538							

REVIEW DATE 05/27/2020 BY KWA Total Acres: 1.35 Total Land Value: 97,538 Market: 0 Agricultural: 0 Common: 97,538 PRINTED 07/30/2025 BY SYS