PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 803/100

ELLIS BETTY E
96675 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5110-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

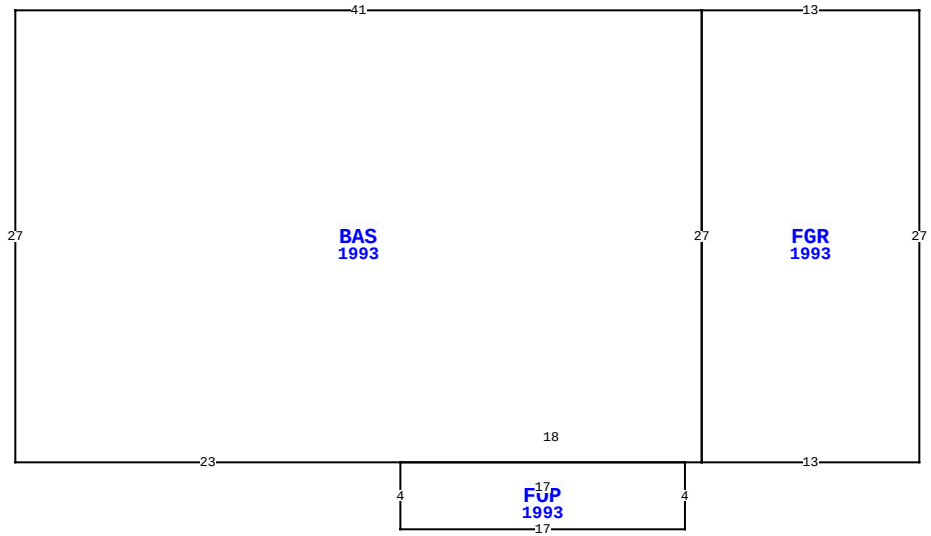
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1993	1,107	98,641
FGR	351	55	1993	193	17,198
FOP	68	30	1993	20	1,782
TOTALS	1,526			1,320	117,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	131.0400	131.04	172,973	1973	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1107 HX Base Yr 1998



96675 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,622
TOTAL MARKET OB/XF VALUE		2,544
TOTAL LAND VALUE - MARKET		118,150
TOTAL MARKET VALUE		238,316
SOH/AGL Deduction		133,432
ASSESSED VALUE		104,884
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		49,162
TOTAL JUST VALUE		238,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700909	REPAIR/RRF	6,500	02/06/2017
95-1184	H/AC	0	06/01/1995
046	REPAIR/RRF	800	05/01/1993
3910	XFOB	6,200	02/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0100	8/13/1997	WD	Q	I		72,000
GRANTOR: HATTON JAMES R & DEBO						
GRANTEE: ELLIS ROBERT F & BE						
0510/0416	2/10/1987	WD	U	I		28,400
GRANTOR: HATTON LEWIS & S C						
GRANTEE: HATTON JAMES & D J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S27 E23 FOP=[YR=1993] S4 E17 N4W17$ E18
FGR=[YR=1993] E13 N27 W13S27$ N27$.

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	0200	BARN WD 0-	0	100	18	30	540.00	SF	20.00	20.00	100	1987	1987	3	20	2,160	
2	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,544

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	1.39	AC		1.00	1.00	1.00	85,000.00	85,000.00	118,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.39 Total Land Value: 118,150 Market: 0 Agricultural: 0 Common: 118,150 PRINTED 07/30/2025 BY SYS