PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356
IN OR 2636/278

CURTRIGHT CATHERINE MAVA/CURTRIGHT MICHELLE DAWN
96667 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5110-0007-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

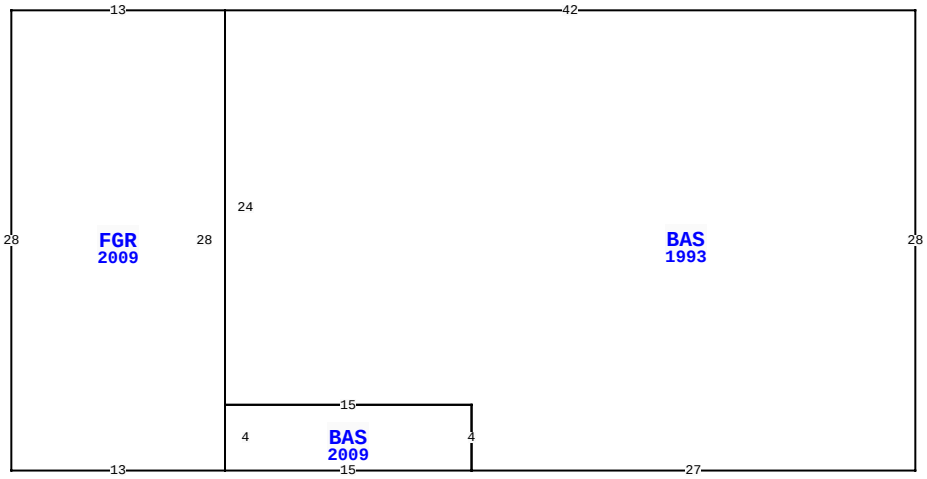
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1993	1,116	89,834
BAS	60	100	2009	60	4,830
FGR	364	55	2009	200	16,099
TOTALS	1,540			1,376	110,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	124.8000	124.80	171,725	1973	1973	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1176 HX Base Yr 2024



96667 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		110,763
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		119,850
TOTAL MARKET VALUE		230,613
SOH/AGL Deduction		22,837
ASSESSED VALUE		207,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,054
TOTAL JUST VALUE		230,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/278	5/02/2023	WD	U	I	30	91,300
GRANTOR: CURTRIGHT JACK KENNET						
GRANTEE: CURTRIGHT CATHERINE						
2611/0612	12/19/2022	LE	U	I	11	100
GRANTOR: CURTRIGHT JACK C JR						
GRANTEE: CURTRIGHT JACK C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=2009] W13 S28 E13 BAS=[YR=2009] E15 N4 W15 S4 $ N28 $ S24 E15 S4 E27 N28 $.

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	0006	RSF-1	0.00	0.00	1.41	AC		1.00	1.00	1.00	85,000.00	85,000.00	119,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.41 Total Land Value: 119,850 Market: 0 Agricultural: 0 Common: 119,850 PRINTED 07/30/2025 BY SYS