PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356
IN OR 2217/107

WOODWARD CHARMAINE
96659 CHESTER ROAD
YULEE, FL 32097

2025

43-3N-28-5110-0008-0000

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

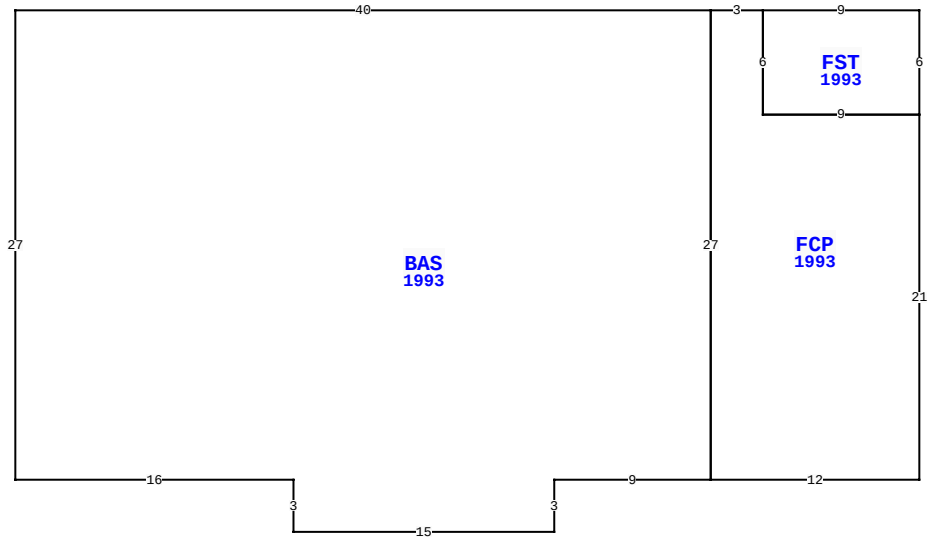
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	102,173
FCP	270	25	1993	68	6,176
FST	54	55	1993	30	2,725
TOTALS	1,449			1,223	111,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	133.5600	133.56	163,344	1973	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1125 HX Base Yr 1992



96659 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		111,074
TOTAL MARKET OB/XF VALUE		4,883
TOTAL LAND VALUE - MARKET		121,550
TOTAL MARKET VALUE		237,507
SOH/AGL Deduction		130,883
ASSESSED VALUE		106,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,902
TOTAL JUST VALUE		237,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0107	8/09/2018	QC	U	I	11	100
GRANTOR: WOODWARD CHARMINE Y &						
GRANTEE: WOODWARD CHARMINE						
0643/1098	12/10/1991	QC	Q	I	01	100
GRANTOR: WOODWARD CHARMAINE						
GRANTEE: WOODWARD CHARM & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S27 E16 S3 E15 N3 E9 FCP=[YR=1993] E12 N21
FST=[YR=1993] N6 W9 S6E9$ W9 N6 W3 S27 $ 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	0820	WOOD WALK	0	100	2	12	24.00	SF	11.75	11.75	100	1995	1995	3	40	113	
2	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1995	1995	3	20	624	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1998	1998	3	20	1,728	
4	0820	WOOD WALK	0	100	21	3	63.00	SF	11.75	11.75	100	1992	1992	3	40	296	
5	1242	WD DECK A	0	100	0	0	737.00	SF	10.00	10.00	100	1992	1992	3	20	1,474	
6	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	1995	1995	3	20	333	
7	0681	POLE SHED	0	100	7	15	105.00	SF	15.00	15.00	100	1995	1995	3	20	315	

LAND DESCRIPTION

TOTAL OB/XF 4,883

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	1.43	AC		1.00	1.00	1.00	85,000.00	85,000.00	121,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.43 Total Land Value: 121,550 Market: 0 Agricultural: 0 Common: 121,550 PRINTED 07/30/2025 BY SYS