PT OF LOT 11 THIGPEN SURV
A/K/A TRACT 12 W OF
CHESTER LOFTON RD

SMITH CHAD A
96639 CHESTER RD
YULEE, FL 32097

2025

43-3N-28-5110-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

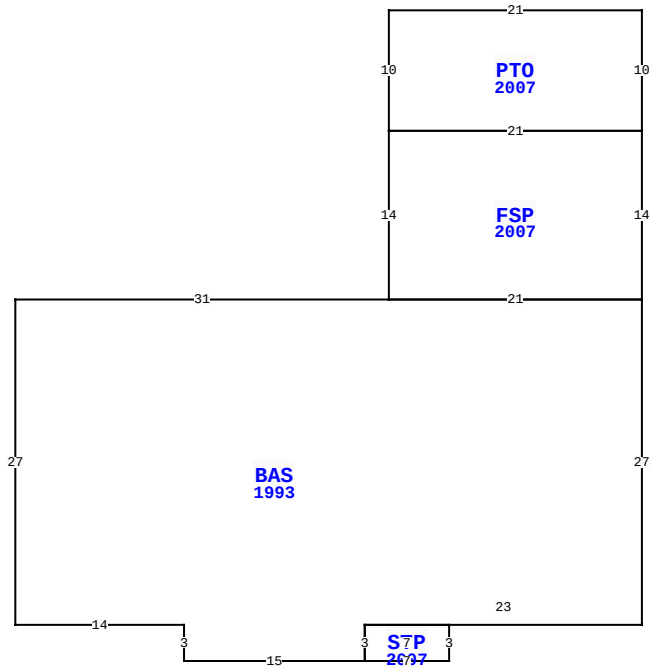
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,449	100	1993	1,449	156,481
FSP	294	40	2007	118	12,743
PTO	210	5	2007	10	1,080
STP	21	10	2007	2	216
TOTALS	1,974			1,579	170,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,579	102.9078	135.84	214,491	1973	1983	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2016 Heated Area: 1449 HX Base Yr 2016



96639 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		170,520
TOTAL MARKET OB/XF VALUE		3,985
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		302,005
SOH/AGL Deduction		162,066
ASSESSED VALUE		139,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,217
TOTAL JUST VALUE		302,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905895	ADDITION	5,370	03/01/1999
940226	REPAIR/RRF	2,880	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/1497	4/24/2015	WD	Q	I	01	139,900
GRANTOR: PEPPLER ADAM D						
GRANTEE: SMITH CHAD A						
1747/0333	5/26/2011	WD	U	I	11	87,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: PEPPLER ADAM D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W21 S10 FSP=[YR=2007] S14 BAS=[YR=1993] W31 S27 E14 S3 E15 STP=[YR=2007] E7 N3 W7 S3 $ N3 E23 N27 W21 $ E21 N14 W21 $ E21 N10 $.

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	0812	CONCRETE C	0	100	0	0	1,145.00	SF	4.00	4.00	100	2007	2007	3	87	3,985	

LAND DESCRIPTION

TOTAL OB/XF 3,985

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	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS