

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
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	2 100				
Frame	02 WOOD FRAME 100				
Stories	0 0 100				
Units	0 100				
Quality	04 Quality Level 04				
DOR CODE	0200 MOBILE HOME				
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	1,248	100	2014	1,248	71,760
TOTALS	1,248			1,248	71,760

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,248	135.3000	115.00	143,520	2003	2003	0	0	50.00	50.00		
2 M/H 94+ - 0% - 2023 Heated Area: 1248 HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			118,397
TOTAL MARKET OB/XF VALUE			8,388
TOTAL LAND VALUE - MARKET			171,700
TOTAL MARKET VALUE			298,485
SOH/AGL Deduction			0
ASSESSED VALUE			298,485
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,485
TOTAL JUST VALUE			298,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145543	CO ISSUED	0	04/21/2014
B145543	MH MOVE-ON	0	03/01/2014
MH145541	FIRE DAMAGE	0	03/01/2014
MH145542	MH MOVE-ON	0	03/01/2014
983094	H/AC	0	06/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0582	10/13/2022	WD	U	I	17	315,000
GRANTOR: CHESTER CHURCH OF GOD						
GRANTEE: PB & J QUEST LLC						
1263/0677	10/04/2004	WD	Q	I		93,500
GRANTOR: STAFFORD JEFFREY & LI						
GRANTEE: CHESTER CHURCH OF G						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
96555 CHESTER RD, YULEE				04/11/2025	MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2014] W52 S24 E52 N24\$.													

L N	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	0	0	0	600.00	SF	6.50	6.50	100	1997	1997	3	72	2,808	
2	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2022	2022	3	93	5,580	
TOTAL OB/XF 8,388																	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	171,700							

