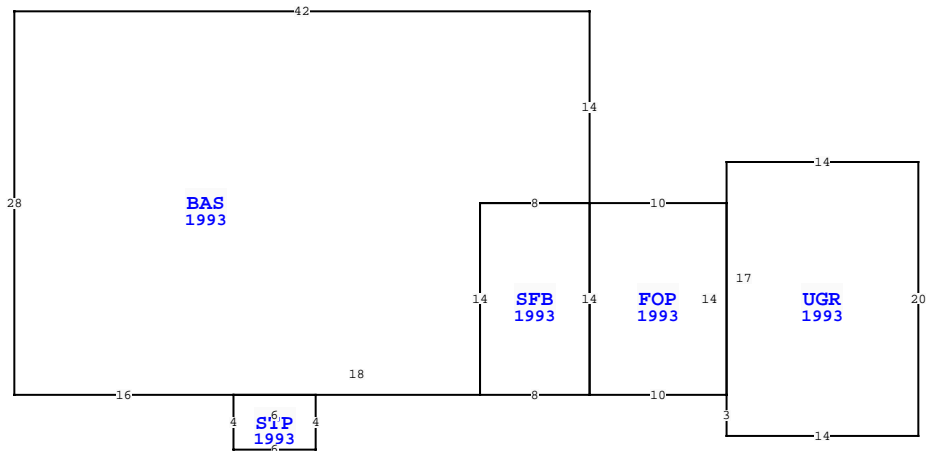




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,324	93.7040	93.70	124,059	1946	1980		0	0	29.50	70.50		
1 SINGLE FAM - 100% - 2011 Heated Area: 1154 HX Base Yr 2011														



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	1,064	100	1993	1,064	70,286
FOP	140	30	1993	42	2,774
SFB	112	80	1993	90	5,945
STP	24	10	1993	2	132
UGR	280	45	1993	126	8,323
TOTALS	1,620			1,324	87,462

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			105,742	
TOTAL MARKET OB/XF VALUE			2,278	
TOTAL LAND VALUE - MARKET			87,550	
TOTAL MARKET VALUE			195,570	
SOH/AGL Deduction			89,973	
ASSESSED VALUE			105,597	
TOTAL EXEMPTION VALUE			HX HB 50,722	
BASE TAXABLE VALUE			54,875	
TOTAL JUST VALUE			195,570	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			185,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701342	GARAGE	37,489	03/01/2017
M10030	MECH OTHER	0	07/01/2005
E0515051	ELEC OTHER	0	05/01/2005
9098	MH MOVE-ON	22,000	11/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1726/1610	2/25/2011	QC	U	I	11	100
GRANTOR: WILLIAMS BRENT C & BR						
GRANTEE: WILLIAMS BRENT CHAN						
1701/0225	9/16/2010	WD	U	I	11	60,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WILLIAMS BRAD ALAN						

EXTRA FEATURES														96519 CHESTER RD, YULEE		
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	1242	WD DECK A	0	100	10	4			10.00	100	2005	2005	3	22	88	
2	1242	WD DECK A	0	100	8	5			10.00	100	2005	2005	3	22	88	
3	0810	CONCRETE A	0	100	0	0			6.50	100	2000	2000	3	77	2,102	
TOTAL OB/XF 2,278																

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=1993] W42 S28 E16 STP=[YR=1993] S4 E6 N4 W6\$ E18				
SFB=[YR=1993] E8 FOP=[YR=1993] E10 UGR=[YR=1993] S3 E14 N20				
W14 S17\$ N14 W10 S14\$ N14 W8 S14\$ N14 E8 N14\$.				

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	100		OR	113.00	400.00	1.03	AC		1.00	1.00	1.00	85,000.00	85,000.00	87,550							

