PT JOHN W LOWE MILL GRANT
SEC 44-3N-28E IN OR 1127/1342

JONES GEORGE R & CRISTINA M
96603 CHESTER ROAD
YULEE, FL 32097

**2025**

**44-3N-28-0000-0002-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

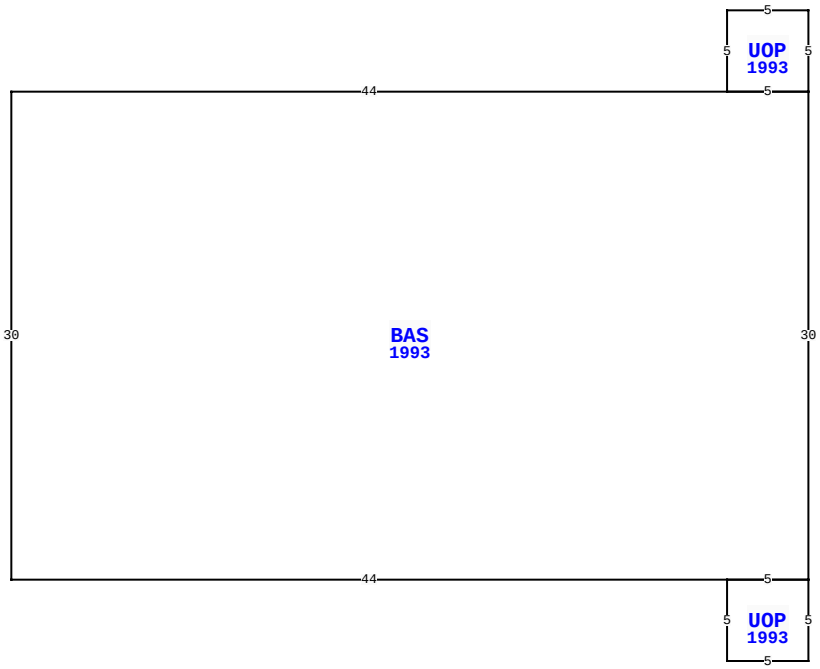
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,470 | 100 | 1993 | 1,470 | 135,096 |
| UOP | 25 | 20 | 1993 | 5 | 460 |
| UOP | 25 | 20 | 1993 | 5 | 460 |
| TOTALS | 1,520 | | | 1,480 | 136,015 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,480 | 135.1500 | 135.15 | 200,022 | 1964 | 1980 | 0 | 0 | 0 | 32.00 | 68.00 |

1 SINGLE FAM – 100% - 1995 Heated Area: 1470 HX Base Yr 1995




96603 CHESTER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,015 |
| TOTAL MARKET OB/XF VALUE | | 6,632 |
| TOTAL LAND VALUE - MARKET | | 187,000 |
| TOTAL MARKET VALUE | | 329,647 |
| SOH/AGL Deduction | | 222,840 |
| ASSESSED VALUE | | 106,807 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 56,085 |
| TOTAL JUST VALUE | | 329,647 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,794 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2951 | H/AC | 17,550 | 03/16/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1127/1342 | 4/07/2003 | WD | Q | V | 01 | 100 |
| GRANTOR: JONES HARRY E SR & JI | | | | | | |
| GRANTEE: JONES GEORGE R & CR | | | | | | |
| 0720/0992 | 12/21/1994 | WD | Q | I | 01 | 36,000 |
| GRANTOR: JONES HARRY E SR & JI | | | | | | |
| GRANTEE: JONES GEORGE R & CH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W5 S5 BAS=[YR=1993] W44 S30 E44 UOP=[YR=1993] S5 E5 N5 W5$ E5 N30W5$ E5 N5$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 22 | 30 | 660.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 4,620 | |
| 2 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 4,024.00 | SF | 1.00 | 1.00 | 100 | 2000 | 2000 | 3 | 50 | 2,012 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,632

| 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 | | OR | 0.00 | 0.00 | 1.45 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 123,250 | | | | | | | |
| 2 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 0.75 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 63,750 | | | | | | | |

REVIEW DATE 03/14/2022 BY KWA Total Acres: 2.20 Total Land Value: 187,000 Market: 0 Agricultural: 0 Common: 187,000 PRINTED 07/30/2025 BY SYS