

HUDSON GERALD M & JANICE V
96598 CHESTER ROAD
YULEE, FL 32097

44-3N-28-5050-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY			
Exterior Wall		05		AVERAGE 100		0820		02		1,612		116.0000		92.80		149,594		1983		1983		0		0		70.00		30.00		VALUATION BY		STANDARD	
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		- 100%		- 2024		Heated Area: 1404		HX Base Yr														Tax Group: 4		Tax Dist:	
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		112,617	
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE		31,329	
Interior Floor		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET		340,000	
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE		483,946	
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		33,953	
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		449,993	
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		13 449,993	
Bathrooms				2 100																										BASE TAXABLE VALUE		0	
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		483,946	
Stories		1.		1. 100																										NCON VALUE		0	
Units		04		0 100																										INCOME VALUE			
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE		437,311	
Quality		03		Quality Level 03																													
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		1,404		100		1993		1,404		39,087																							
FOP		225		30		1993		68		1,893																							
USP		280		50		1993		140		3,898																							
TOTALS		1,909						1,612		44,878																							
EXTRA FEATURES																																	
																												</					

HUDSON GERALD M & JANICE V
96598 CHESTER ROAD
YULEE, FL 32097

44-3N-28-5050-0001-0000

[illegible]

LOTS 1 & 2 (EX SLY 60.45 FT)
IN OR 1883/939 & OR 465/789
R359413 & R359414

HUDSON GERALD M & JANICE V
96598 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-5050-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		03	Quality Level 03		
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	1,216	100	2015	1,216	53,301
TOTALS	1,216			1,216	53,301

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,216	117.2000	99.62	121,138	2000	2000	0	0	0	56.00	44.00	
4 M/H 94+ - 100% - 2024				Heated Area: 1216				HX Base Yr					
16 76 76 16 BAS 2015													

BLD DATE		LGL DATE	01/11/2025	W/L
----------	--	----------	------------	-----