LOTS 6 & 7
CHESTER ACRES PB 4/86
ESMT IN OR 2288/1549

THE HOWARD REVOCABLE LIVING TRUST/HOWARD RICHARD W
96568 CHESTER RD
YULEE, FL 32097

2025

44-3N-28-5050-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

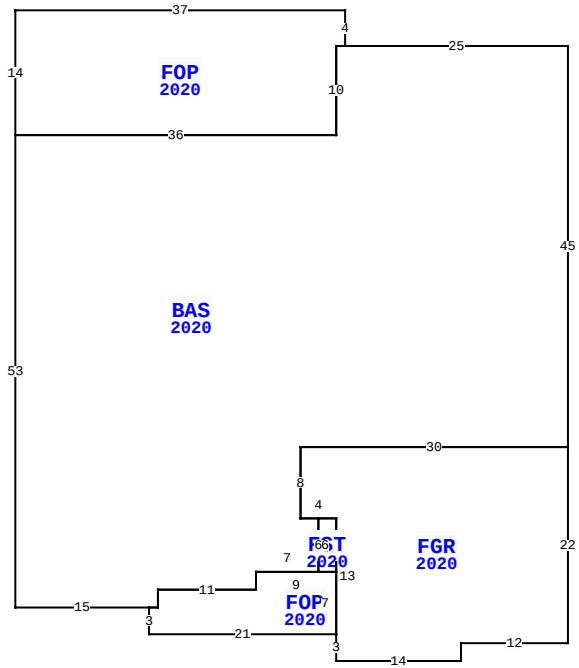
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,976	100	2020	2,976	364,218
FGR	632	55	2020	348	42,590
FOP	121	30	2020	36	4,406
FOP	508	30	2020	152	18,603
FST	12	55	2020	7	857
TOTALS	4,249			3,519	430,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,519	95.5800	126.17	443,992	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2976 HX Base Yr 2023



96568 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		463,092
TOTAL MARKET OB/XF VALUE		78,699
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		881,791
SOH/AGL Deduction		47,424
ASSESSED VALUE		834,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		783,645
TOTAL JUST VALUE		881,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906414	CO ISSUED	0	02/20/2020
B1909152	SWIM POOL	61,000	11/01/2019
B1906416	GARAGE	0	06/17/2019
B1906414	NEW CONSTR	406,622	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1999	12/18/2024	WD	U	I	11	100
GRANTOR: HOWARD FAMILY REV LIV						
GRANTEE: THE HOWARD REVOCABL						
2551/1902	3/30/2022	WD	Q	I	01	883,000
GRANTOR: SMITH-BRUNO HARRIETT						
GRANTEE: HOWARD FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FOP=[YR=2020] N4 W37 S14 E36 N10 E1$ W1 S10 W36 S53 E15 FOP=[YR=2020] S3 E21 FGR=[YR=2020] S3 E14 N2 E12 N22 W30 S8 E4 S13$ N7 W9 S2 W11 S2 W1$ E1 N2 E11 N2 E7 FST=[YR=2020] E2 N6 W2 S6 $ N6 W2 N8 E30 N45$.

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	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2020	2020	3	98	936	
2	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	2020	2020	3	98	975	
3	0812	CONCRETE C	0	100	0	0	5,818.00	SF	3.00	3.00	100	2020	2020	3	98	17,105	
4	0462	ST/AL FNC	0	100	300	0	1,200.00	SF	7.50	7.50	100	2020	2020	3	90	8,100	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988	
7	0845	KOOL DECK	0	100	0	0	514.00	SF	7.25	7.25	100	2020	2020	3	98	3,652	
8	0911	SCRN RM A	0	100	37	26	962.00	SF	17.50	17.50	100	2020	2020	3	86	14,478	

LAND DESCRIPTION

TOTAL OB/XF 78,699

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	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							

REVIEW DATE 10/08/2020 BY KW Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS

LOTS 6 & 7
CHESTER ACRES PB 4/86
ESMT IN OR 2288/1549

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YULEE, FL 32097

2025

44-3N-28-5050-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

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	720	100	2020	720	24,939
UCP	1,080	20	2020	216	7,481
TOTALS	1,800			936	32,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	97.5240	36.08	33,771	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023

96568 CHESTER RD, YULEE

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		881,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: HOWARD FAMILY REV LIV						
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GRANTOR: SMITH-BRUNO HARRIETT						
GRANTEE: HOWARD FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W45 S16 UCP=[YR=2020] S24 E45 N24 W45$ E45 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/08/2020 BY KW Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS