LOT 8
IN OR 457 PG 426
CHESTER ACRES PB 4/86

JONES JIMMY M
96556 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-5050-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

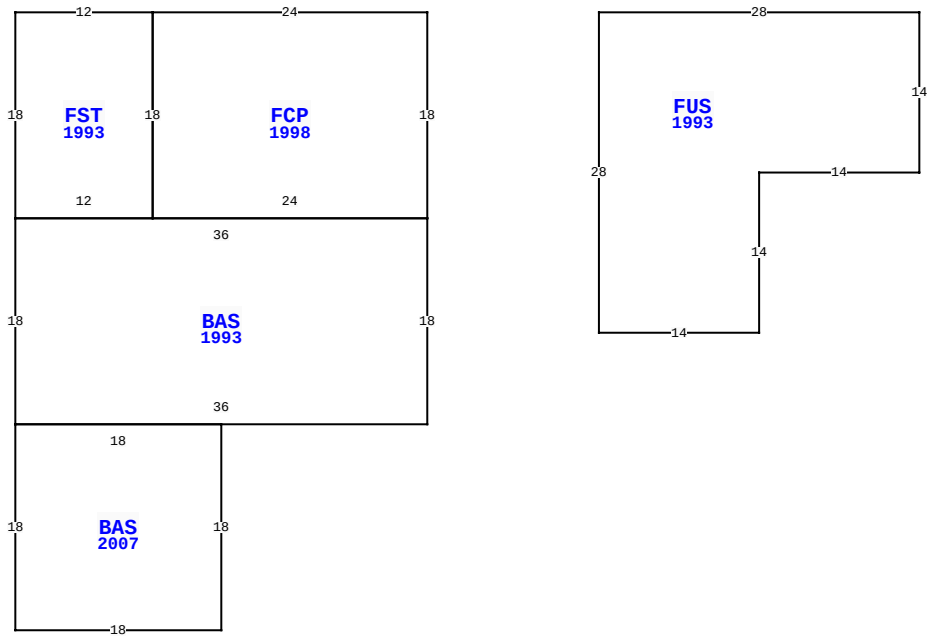
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	72,210
BAS	324	100	2007	324	36,105
FCP	432	25	1998	108	12,035
FST	216	55	1993	119	13,261
FUS	588	100	1993	588	65,524
TOTALS	2,208			1,787	199,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	131.1000	131.10	234,276	1992	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1993 Heated Area: 1560 HX Base Yr 1993



96556 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		228,325
TOTAL MARKET OB/XF VALUE		25,043
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		423,368
SOH/AGL Deduction		232,900
ASSESSED VALUE		190,468
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		134,746
TOTAL JUST VALUE		423,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8052	NEW CONSTR	57,500	05/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0426	6/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						
0457/0424	6/01/1985	WD	Q	V		9,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1998] W24 FST=[YR=1993] W12 S18 BAS=[YR=1993] S18 BAS=[YR=2007] S18 E18 N18 W18$ E36 N18 W36$ E12 N18$ S18 E24 N18$ PTR= E15 FUS=[YR=1993] E28 S14 W14 S14 W14 N28$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	3,064.00	SF	4.00	4.00	100	1999	1999	3	75	9,192	
3	0812	CONCRETE C	0	100	0	0	4,351.00	SF	4.00	4.00	100	2000	2000	3	77	13,401	

LAND DESCRIPTION

TOTAL OB/XF 25,043

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	0008	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

LOT 8
IN OR 457 PG 426
CHESTER ACRES PB 4/86

JONES JIMMY M
96556 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-5050-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

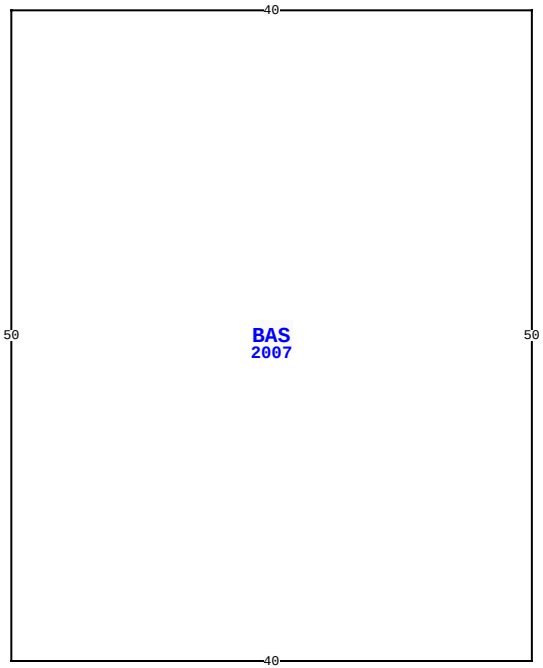
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2007	2,000	29,190
TOTALS	2,000			2,000	29,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	56.3500	20.85	41,700	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 1993 Heated Area: 2000 HX Base Yr 1993



96556 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		228,325
TOTAL MARKET OB/XF VALUE		25,043
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		423,368
SOH/AGL Deduction		232,900
ASSESSED VALUE		190,468
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		134,746
TOTAL JUST VALUE		423,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0426	6/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						
0457/0424	6/01/1985	WD	Q	V		9,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S50 E40 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2019 BY KWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS