LOT 2
CHESTER ROAD PB 6/81-84

MATHEWS TREVOR J & AMY M
96356 CHESTER RD
YULEE, FL 32097

2025

44-3N-28-507R-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

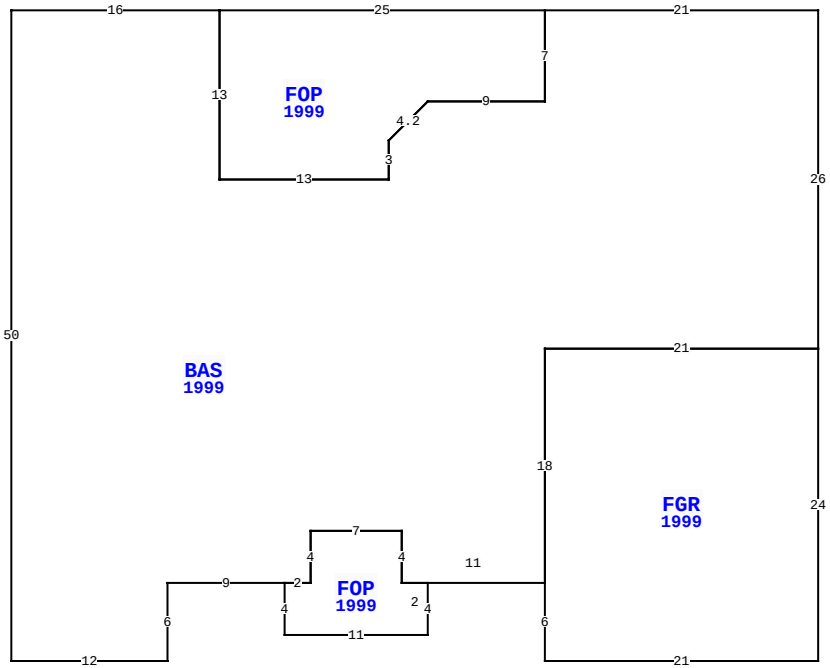
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	1999	2,137	278,321
FGR	504	55	1999	277	36,077
FOP	72	30	1999	22	2,866
FOP	258	30	1999	77	10,029
TOTALS	2,971			2,513	327,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,513	109.6320	144.71	363,656	1999	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 2137 HX Base Yr 2025



96356 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		344,961
TOTAL MARKET OB/XF VALUE		46,687
TOTAL LAND VALUE - MARKET		104,550
TOTAL MARKET VALUE		496,198
SOH/AGL Deduction		0
ASSESSED VALUE		496,198
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		445,476
TOTAL JUST VALUE		496,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808723	SCRN ENCLSR	9,512	12/01/2018
B1803035	GARAGE	40,152	03/23/2018
9906007	SWIM POOL	26,527	04/01/1999
9905764	NEW CONSTR	130,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0466	3/30/2022	WD	Q	I	01	600,000
GRANTOR: KONOPKA JEREMY M & ST						
GRANTEE: MATHEWS TREVOR J &						
2165/1591	12/19/2017	WD	U	I	38	197,500
GRANTOR: BRANSON ROBERT G						
GRANTEE: KONOPKA JEREMY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FOP=[YR=1999] W25 S13 E13 N3 U3 R3 E9 N7 $ S7 W9 L3 D3 S3 W13 N13 W16 S50 E12 N6 E9 FOP=[YR=1999] S4 E11 N4 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E11 FGR=[YR=1999] S6 E21 N24 W21 S18$ N18 E21 N26 $.

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	36	3	108.00	SF	6.50	6.50	100	2018	2018	3	97	681	
2	0810	CONCRETE A	0	100	0	0	712.00	SF	6.50	6.50	100	1999	1999	3	75	3,471	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1999	1999	3	21	8,033	
4	0845	KOOL DECK	0	100	0	0	636.00	SF	7.25	7.25	100	1999	1999	3	75	3,458	
5	0911	SCRN RM A	0	100	25	40	1,000.00	SF	17.50	17.50	100	1999	1999	3	20	3,500	
6	0911	SCRN RM A	0	100	24	14	336.00	SF	17.50	17.50	100	2018	2018	3	78	4,586	
7	0845	KOOL DECK	0	100	24	14	336.00	SF	7.25	7.25	100	2018	2018	3	97	2,363	
8	0812	CONCRETE C	0	100	145	14	2,030.00	SF	4.00	4.00	100	2018	2018	3	97	7,876	
9	0351	CARPORT MT	0	100	45	18	810.00	SF	4.00	4.00	100	2018	2018	3	78	2,527	
10	0811	CONCRETE B	0	100	0	0	2,000.00	SF	5.20	5.20	100	2020	2020	3	98	10,192	

TOTAL OB/XF 46,687

LAND DESCRIPTION

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		RSF-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	85,000.00	85,000.00	104,550							

REVIEW DATE 08/27/2021 BY KWA Total Acres: 1.23 Total Land Value: 104,550 Market: 0 Agricultural: 0 Common: 104,550 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

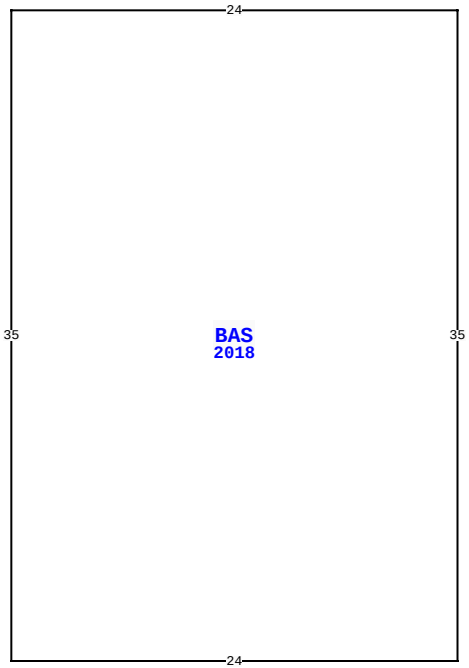
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	840	100	2018	840	17,671
TOTALS	840			840	17,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	60.5000	22.38	18,799	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2025 Heated Area: 840 HX Base Yr 2025



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GRANTOR: BRANSON ROBERT G						
GRANTEE: KONOPKA JEREMY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S35 E24 N35$.

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 08/27/2021 BY KWA Total Acres: 1.23 Total Land Value: 104,550 Market: 0 Agricultural: 0 Common: 104,550 PRINTED 07/30/2025 BY SYS