

LOT 6
IN OR 1405/222
CHESTER ROAD PB 6/81-84

SINCLAIR GERALD W SR & JANE F
96376 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-507R-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,698	100	1999	1,698	209,165
FGR	426	55	1999	234	28,824
FOP	16	30	1999	5	616
FSP	200	40	1999	80	9,854
TOTALS	2,340			2,017	248,460

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	84	16	1,344.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	142.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	26	16	416.00	SF	30.00	30.00	
5	0680	POLE SHED	0	100	26	12	312.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.23	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,017	105.4500	139.19	280,746	1999	2001	0	0	0	11.50	88.50	
1 SNGL FAM - 100% - 2020 Heated Area: 1698 HX Base Yr													
96376 CHESTER RD, YULEE													

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/11/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,460	
TOTAL MARKET OB/XF VALUE		19,782	
TOTAL LAND VALUE - MARKET		104,550	
TOTAL MARKET VALUE		372,792	
SOH/AGL Deduction		159,955	
ASSESSED VALUE		212,837	
TOTAL EXEMPTION VALUE		13	212,837
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		372,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996417	NEW CONSTR	82,566	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0222	4/18/2006	WD	U	I	23	220,000
GRANTOR: NETTLES LARRY E & SUS						
GRANTEE: SINCLAIR GERALD W S						
0950/0502	9/20/2000	WD	Q	I		135,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: NETTLES LARRY E & S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W14 FSP=[YR=1999] N10 W20 S10 E20 \$ W32 S40 E12 FOP=[YR=1999] E4 N4 W4 S4 \$ N4 E4 S4 E10 FGR=[YR=1999] S15 E20 N22 W18 S7 W2 \$ E2 N7 E18 N33 \$.											