

LOT 10
CHESTER ROAD PB 6/81-84

BECHIAM WILLIAM A JR
96396 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-507R-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	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	1,860	100	1999	1,860	285,681
FGR	449	55	1999	247	37,937
FOP	48	30	1999	14	2,150
FOP	112	30	1999	34	5,222
TOTALS	2,469			2,155	330,991

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,870.00	SF	6.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,155	125.6948	165.92	357,558	1999	2009	0	0	0	7.43 92.57

1 SNGL FAM - 100% - 2024

Heated Area: 1860

HX Base Yr 2024

BLD DATE

LGL DATE

96396 CHESTER RD, YULEE									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/11/2025 MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									4
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					354,641				
TOTAL MARKET OB/XF VALUE					12,902				
TOTAL LAND VALUE - MARKET					104,550				
TOTAL MARKET VALUE					472,093				
SOH/AGL Deduction					9,573				
ASSESSED VALUE					462,520				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					411,798				
TOTAL JUST VALUE					472,093				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					449,485				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703134	SOLAR PANELS	46,138	05/01/2017
E1700872	H/AC	0	05/01/2017
B1701425	HT WTR HTR	0	03/01/2017
B1531377	720 SF	32,134	11/01/2015
996264	NEW CONSTR	88,166	07/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2424/1789	1/12/2021	WD	Q	I	01	360,000	
GRANTOR: HOLMES GARY L & HOLLY							
GRANTEE: BECHIOM WILLIAM A J							
1696/0507	8/27/2010	WD	Q	I	03	184,000	
GRANTOR: KRONBACH GEORGE							
GRANTEE: HOLMES GARY L & HOL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W17 FOP=[YR=1999] W14 S8 E14 N8 \$ S8 W14 N8 W14 S43 E8 FOP=[YR=1999] S3 E10 N3 W1 U3 L2 W4 D3 L2 W1 \$ E1 U3 R2 E4 D3 R2 E7 FGR=[YR=1999] S24 E21 N19 W11 N5 W10 \$ E10 S5 E11 N48 \$.									

LAND DESCRIPTION										TOTAL OB/XF										12,902									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
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