

LOT 18
CHESTER ROAD PB 6/81-84

STEWART KYLE W & ARLETTA
96438 CHESTER ROAD
YULEE, FL 32097

2025

44-3N-28-507R-0018-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																									
Exterior Wall	10	ABOVE AVG 100	0900	01	1,785	113.0000	149.16	266,251	1999	2005	0	0	0	9.00	91.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1392																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	13	LVT/LAMMT 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												281,986											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												78,362											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												104,550											
Bedrooms	3	100															TOTAL MARKET VALUE												464,898											
Bathrooms	2	100															SOH/AGL Deduction												159,301											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												305,597											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	100															BASE TAXABLE VALUE												254,875											
Occupancy	00	NONE 100	TOTAL JUST VALUE												464,898																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												446,860																									
Quality			03	Quality Level 03																																				
DOR CODE			0100	SINGLE FAMILY																																				
MAP NUM																04																								
NEIGHBORHOOD/LOC			4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,392	100	1999	1,392	188,944																																			
FGR	418	55	1999	230	31,219																																			
FOP	100	30	1999	30	4,072																																			
FSP	294	40	2022	118	16,017																																			
PTO	294	5	2020	15	2,036																																			
TOTALS			2,498		1,785	242,288																																		
EXTRA FEATURES						96438 CHESTER RD, YULEE																																		
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																							
1	0811	CONCRETE B	0	100	0	0	1,385.00	SF	5.20	5.20	100	1999	1999	3	75	5,402																								
2	0812	CONCRETE C	0	100	0	0	1,015.00	SF	4.00	4.00	100	2020	2020	3	98	3,979																								
3	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2020	2020	3	98	5,958																								
4	0861	POOL GUNIT	0	100	0	0	332.00	SF	85.00	85.00	100	2021	2021	3	93	26,245																								
5	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00	10.00	100	2021	2021	3	99	7,673																								
6	0462	ST/AL FNC	0	100	600	0	2,400.00	SF	10.00	10.00	100	2021	2021	3	93	22,320																								
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864																								
8	0803	ASPHALT C	0	100	0	0	2,344.00	SF	2.00	2.00	100	2022	2022	3	88	4,125																								
9	1076	TRELLIS A	0	100	14	18	252.00	SF	7.50	7.50	100	2022	2022	3	95	1,796																								
TOTAL OB/XF 78,362																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																							
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 11/07/2022 BY DJ 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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