

LOT 35
IN OR 855/152
CHESTER ROAD PB 6/81-84

GELIS BERT A & MELINDA G
96270 GREEN PINE RD
YULEE, FL 32097

2025

44-3N-28-507R-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 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	2,066	100	1998	2,066	236,886
FGR	440	55	1998	242	27,748
FOP	140	30	1998	42	4,816
PTO	160	5	1998	8	917
TOTALS	2,806			2,358	270,366

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	
2	0812	CONCRETE C	0 100	0	0	1,626.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	4	6	24.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.78

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,358	99.6170	131.49	310,053	1998	1998		0	0	12.80	87.20	
1 SNGL FAM - 100% - 1999 Heated Area: 2066 HX Base Yr 1999													
96270 GREEN PINE RD, YULEE													
BLD DATE 03/03/2023 NW LGL DATE 04/11/2025 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF													
5,689													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,366	
TOTAL MARKET OB/XF VALUE		5,689	
TOTAL LAND VALUE - MARKET		151,300	
TOTAL MARKET VALUE		427,355	
SOH/AGL Deduction		243,117	
ASSESSED VALUE		184,238	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		133,516	
TOTAL JUST VALUE		427,355	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985126	NEW CONSTR	99,878	06/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0855/0152	11/09/1998	WD	Q	I		137,500	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: GELIS BERT A & MELI							
0831/1144	4/28/1998	WD	U	V	19	23,900	
GRANTOR: CHESTER RD GENERAL PA							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W25 PTO=[YR=1998] N10 W16 S10 E16 \$ W31 S45 E12 FOP=[YR=1998] S7 E10 N3 E14 N4 FGR=[YR=1998] E20 N22 W20 S22 \$ W16 N2 W7 S2 W1 \$ E1 N2 E7 S2 E16 N22 E20 N23 \$.									