IN OR 1567/1472
2000 SPRIN DW/MH

BYRD STEVEN J
97350 CHESTER RIVER ROAD
YULEE, FL 32097

2026

42-3N-28-0000-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

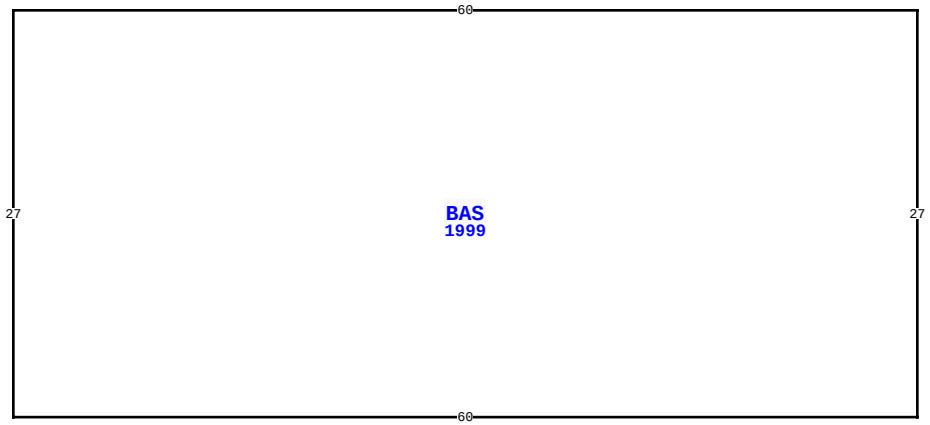
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1999	1,620	68,351
TOTALS	1,620			1,620	68,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	105.48	170,878	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 2009 Heated Area: 1620 HX Base Yr 2009



97350 CHESTER RIVER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,351
TOTAL MARKET OB/XF VALUE		3,232
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		161,583
SOH/AGL Deduction		85,383
ASSESSED VALUE		76,200
TOTAL EXEMPTION VALUE	HX HB	51,200
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		161,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991327	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1472	5/22/2008	WD	Q	I		125,500
GRANTOR: STOLDT ARTHUR C ETAL						
GRANTEE: BYRD STEVEN J						
1395/0661	3/13/2006	WD	Q	I	05	88,900
GRANTOR: HOMECOMINGS FINANCIAL						
GRANTEE: STOLDT ARTHUR ETAL						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	45	432	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,232

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	0008	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS