

CROUT DAVID NORMAN & KIMBERLY
97429 CHESTER RIVER ROAD
YULEE, FL 32097

42-3N-28-0000-0022-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 80

Interior Floo14CARPET 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units Occupancy1.001. 100
0 100
00 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
VALUE

BAS1,83610020001,836170,357

TOTALS1,8361,836170,357

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0200011,836111.3000105.74194,1392000200000012.2587.75

1 SFR MODULR100% - 2001Heated Area: 1836HX Base Yr 2001

27682768

BAS2000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE170,357

TOTAL MARKET OB/XF VALUE2,835

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE263,192

SOH/AGL Deduction137,989

ASSESSED VALUE125,203

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE73,792

TOTAL JUST VALUE263,192

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE250,287

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0937/02426/20/2000WDQI18,000

GRANTOR: JOHNSON JAMES L

GRANTEE: CROUT DAVID NORMAN

0937/02406/20/2000WDQI18,000

GRANTOR: DIXON MATHEW LAMARR

GRANTEE: JOHNSON JAMES L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W68 S27 E68 N27 \$.

EXTRA FEATURES

97429 CHESTER RIVER RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/25/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200020003812,835

TOTAL OB/XF2,835

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007RSF-10.000.001.00AC1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCDTotal Acres: 1.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS