LOT 6
AKA LOT 6-E
IN OR 2828/1705

SCOTT LOUIS RANDOLPH JR
96638 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

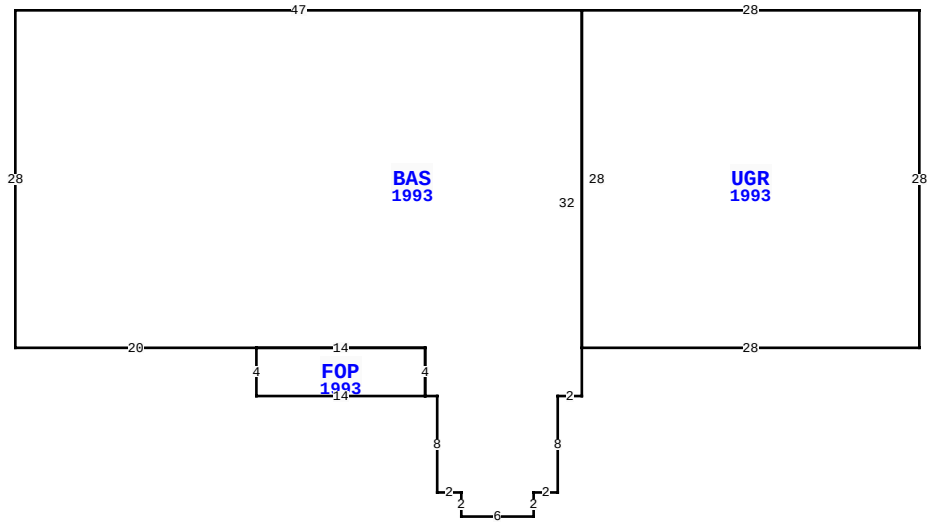
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1993	1,460	164,645
FOP	56	30	1993	17	1,917
UGR	784	45	1993	353	39,808
TOTALS	2,300			1,830	206,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,830	108.9000	151.37	277,007	1974	1994	0	0	0	25.50	74.50

1 SNGL FAM 100% - 2026 Heated Area: 1460 HX Base Yr 2026



96638 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,370
TOTAL MARKET OB/XF VALUE		8,160
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		304,530
SOH/AGL Deduction		0
ASSESSED VALUE		304,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,119
TOTAL JUST VALUE		304,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
374	XFOB	14,328	05/01/1993
8438	REMODEL	2,000	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1705	11/13/2025	QC	U	I	11	100
GRANTOR: SCOTT CRISTY LYNN						
GRANTEE: SCOTT LOUIS RANDOLP						
0477/0564	12/01/1985	WD	Q	I		52,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 BAS=[YR=1993] W47 S28 E20 FOP=[YR=1993] S4 E14 N4 W14$ E14 S4 E1 S8 E2 S2 E6 N2 E2 N8 E2 N32$ S28 E28 N28$.

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	1985	1985	3	54	1,890	
3	1242	WD DECK A	0	100	0	0	1,430.00	SF	10.00	10.00	100	2003	2003	3	20	2,860	
4	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00	35.00	100	2003	2003	3	29	3,410	

LAND DESCRIPTION

TOTAL OB/XF 8,160

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		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