

LOT 8
IN OR 2362/824
CHESTER MEADOWS UNIT 1 UNR

CRUM LUKE & TIFFANY
96650 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5100-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04
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	1,225	100	1993	1,225	133,156
FDG	624	60	1995	374	40,653
FOP	56	30	1993	17	1,848
FSP	400	40	2009	160	17,392
TOTALS	2,305			1,776	193,049

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0351	CARPORT MT	0	100	25	500.00	SF	10.00	10.00

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,776	131.4600	138.03	245,141	1974	2000	0	0	21.25	78.75
1 SINGLE FAM 100% - 2021 Heated Area: 1225 HX Base Yr 2021											
96650 CHESTER RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/25/2026 MLU											

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					193,049				
TOTAL MARKET OB/XF VALUE					2,890				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					285,939				
SOH/AGL Deduction					86,666				
ASSESSED VALUE					199,273				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					147,862				
TOTAL JUST VALUE					285,939				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					273,571				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801255	REPAIR/RRF	6,000	02/01/2018
95-01777	GARAGE	10,608	03/01/1995
0259	XF0B	3,400	05/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0824	5/14/2020	WD	Q	I	01	195,000
GRANTOR: CREWS ERICK D & CIERR						
GRANTEE: CRUM LUKE & TIFFANY						
2211/0291	7/18/2018	WD	Q	I	01	172,500
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: CREWS ERICK D & CIE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2009] W16 BAS=[YR=1993] W49 S25 E21 FOP=[YR=1993] S4 E14 N4 W14\$ E28 N25\$ S25 E16 N25\$ PTR=E15 FDG=[YR=1995] E26 S24 W26 N24\$ W15\$.									

TOTAL OB/XF									
2,890									
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	1.00