LOT 11 OR 501/874
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 11-E

STEVENSON WILLIAM EST
96670 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5100-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

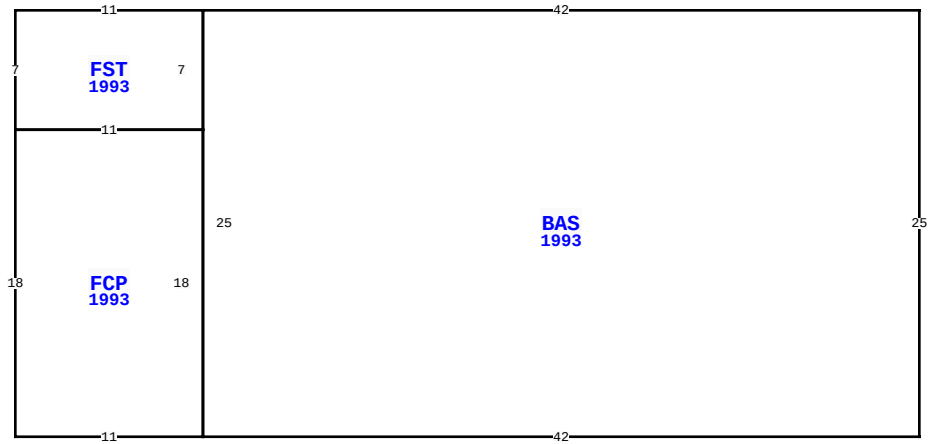
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,050	100	1993	1,050	93,072
FCP	198	25	1993	50	4,432
FST	77	55	1993	42	3,723
TOTALS	1,325			1,142	101,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,142	121.9000	128.00	146,176	1974	1980	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 2026 Heated Area: 1050 HX Base Yr



96670 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	119,878
TOTAL MARKET OB/XF VALUE	3,553
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	213,431
SOH/AGL Deduction	0
ASSESSED VALUE	213,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,431
TOTAL JUST VALUE	213,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633500	GARAGE	0	12/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0501/0874	9/15/1986	QC	U	I	11	100
GRANTOR: FARMERS HOME ADMINIST						
GRANTEE: STEVENSON WILLIAM S						
0489/0974	4/23/1986	WD	Q	I		28,785
GRANTOR: UNITED STATES MARSHAL						
GRANTEE: FARMERS HOME ADMINI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=1993] W11 S7 FCP=[YR=1993] S18 E11 N18W11$ E11N7$ S25 E42 N25$.

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	1242	WD DECK A	0	0	0	0	208.00	SF	10.00	10.00	100	2010	2010	3	35	728	
2	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	2011	2011	3	40	1,560	
3	1242	WD DECK A	0	0	0	0	230.00	SF	10.00	10.00	100	2014	2014	3	55	1,265	

LAND DESCRIPTION

TOTAL OB/XF 3,553

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	0	0006	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 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

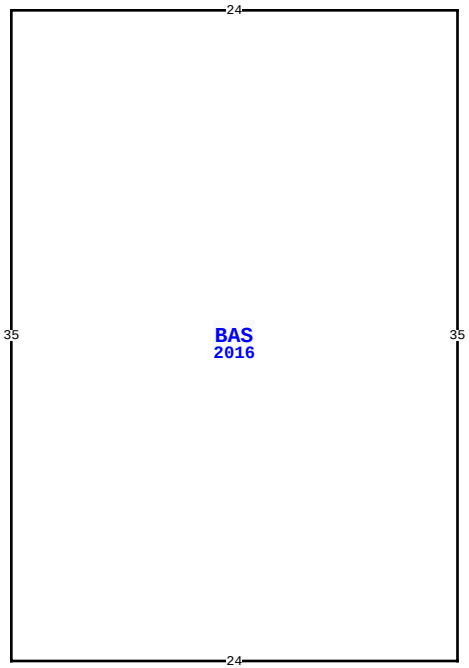
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2016	840	18,651
TOTALS	840			840	18,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 0% - 2026 Heated Area: 840 HX Base Yr



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GRANTOR: UNITED STATES MARSHAL						
GRANTEE: FARMERS HOME ADMINI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/19/2023 BY DJA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS