LOT 12 OR 264 PG 447
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 12-E

EVATT WM E & ROSE MARIE
97371 CASTLE RIDGE DRIVE
YULEE, FL 32097

2026

43-3N-28-5100-0012-0000

NASSAU COUNTY PROPERTY

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	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	03	Quality Level 03

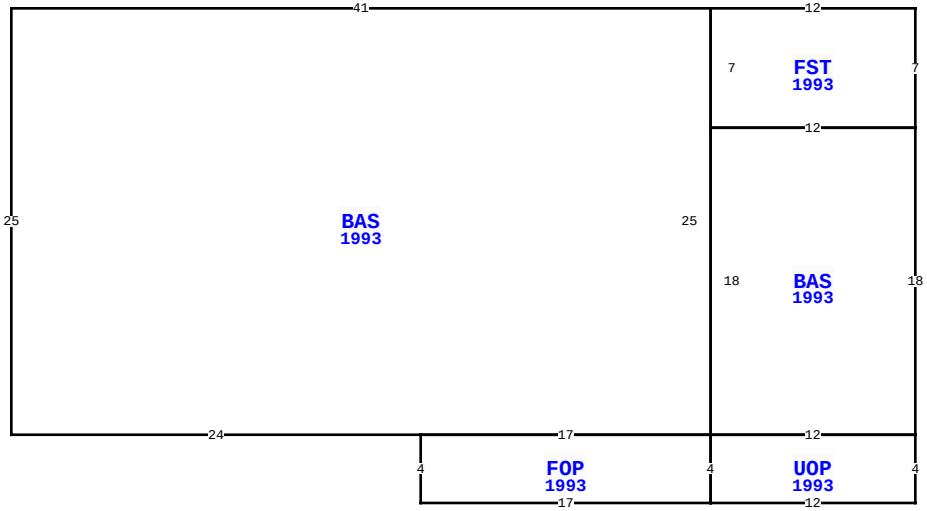
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	1993	216	18,408
BAS	1,025	100	1993	1,025	87,354
FOP	68	30	1993	20	1,705
FST	84	55	1993	46	3,920
UOP	48	20	1993	10	852
TOTALS	1,441			1,317	112,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	125.8400	132.13	174,015	1974	1974	0	0	0	35.50	64.50

1 SINGLE FAM 0% - 0 Heated Area: 1241 HX Base Yr



96674 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	112,240
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	202,240
SOH/AGL Deduction	20,336
ASSESSED VALUE	181,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,904
TOTAL JUST VALUE	202,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0264/0447	5/04/1978	WD	U	I		29,500
GRANTOR: ROLAND KENNETH D & JO						
GRANTEE: EVATT WILLIAM E & R						
0179/0377	1/01/1974	WD	Q	I		23,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W41 S25 E24 FOP=[YR=1993] S4 E17 UOP=[YR=1993] E12 N4 BAS=[YR=1993] N18 W12 S18 E12 $ W12 S4 $ N4 W17 $ E17 N25 $ S7 E12 N7 $.

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
1	000100	C	RES	0		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