LOT 16 OR 212/361
CHESTER MEADOWS UNIT 1 UNR
AKA LOT 16-E

BOWERS JOYCE P
96698 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5100-0016-0000

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		1.5 100
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

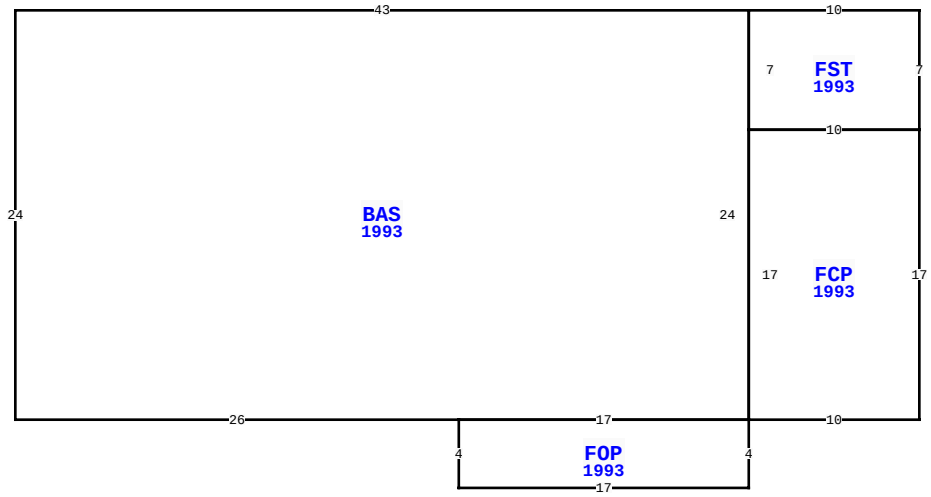
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	94,827
FCP	170	25	1993	42	3,859
FOP	68	30	1993	20	1,838
FST	70	55	1993	38	3,491
TOTALS	1,340			1,132	104,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	135.6800	142.46	161,265	1974	1974	0	0	0	35.50	64.50

1 SINGLE FAM 100% - 2022 Heated Area: 1032 HX Base Yr



96698 CHESTER RD, YULEE

BLD DATE	03/24/2015 KK	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		104,016
TOTAL MARKET OB/XF VALUE		684
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		194,700
SOH/AGL Deduction		18,694
ASSESSED VALUE		176,006
TOTAL EXEMPTION VALUE	13	176,006
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4431	N/A	1,840	10/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0212/0361	2/20/1976	WD	Q	I		23,300
GRANTOR: BYRD GERALD W & GLORI						
GRANTEE: BOWERS KENNETH J &						
0184/0575	1/01/1974	WD	Q	I		23,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S24 E26 FOP=[YR=1993] S4 E17 N4W17$ E17
FCP=[YR=1993] E10 N17 FST=[YR=1993] N7 W10 S7E10$ W10S17$
N24$.

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	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	1995	1995	3	20	684	

LAND DESCRIPTION

TOTAL OB/XF 684

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