

LOT 17
IN OR 1928/1199
CHESTER MEADOWS UNIT 1 UNR

HANKINS MICHAEL B
96704 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	1,241	100	1993	1,241	134,480
BAS	84	100	2008	84	9,103
TOTALS	1,325			1,325	143,582

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00
5	0910	SCRN RM L	0 100	24	40	960.00	SF	15.00	15.00

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		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
0100	01	1,325	128.1280	134.53	178,252	1974	2000	0	0
1 SINGLE FAM 100% - 2015 Heated Area: 1325 HX Base Yr 2015									
BAS 2008 BAS 1993									
96704 CHESTER RD, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/25/2026 MLU									

TOTAL OB/XF									
53,880									

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53,880									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				143,582			
TOTAL MARKET OB/XF VALUE				53,880			
TOTAL LAND VALUE - MARKET				90,000			
TOTAL MARKET VALUE				287,462			
SOH/AGL Deduction				155,026			
ASSESSED VALUE				132,436			
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE				81,025			
TOTAL JUST VALUE				287,462			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				234,397			