LOT 18
IN OR 1848/1638
CHESTER MEADOWS UNIT 1 UNR

WILLIAMS ROOSEVELT JR
96710 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	06	BD/BATTEN 40
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		1.5 100
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

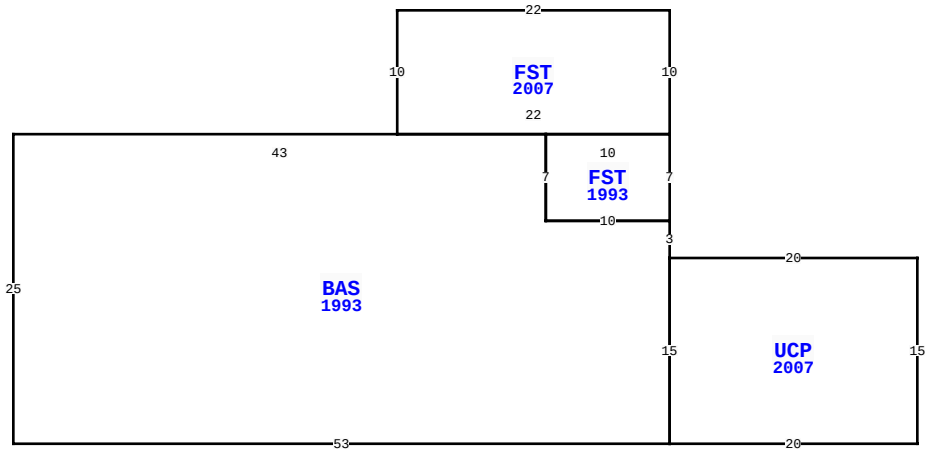
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1993	1,255	98,512
FST	70	55	1993	38	2,983
FST	220	55	2007	121	9,498
UCP	300	20	2007	60	4,710
TOTALS	1,845			1,474	115,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	117.9120	123.81	182,496	1974	1974	0	0	0	36.60	63.40

1 SINGLE FAM 100% - 2022 Heated Area: 1255 HX Base Yr



96710 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,702
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		205,702
SOH/AGL Deduction		17,554
ASSESSED VALUE		188,148
TOTAL EXEMPTION VALUE	14	188,148
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20645	REMODEL	24,431	10/01/2007
7159	REPAIR/RRF	2,602	04/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/1638	2/11/2013	QC	U	I	11	13,500
GRANTOR: WILLIAMS ROOSEVELT						
GRANTEE: WILLIAMS ROOSEVELT						
0756/1867	4/15/1996	WD	Q	I	06	15,000
GRANTOR: WILLIAMS ROOSEVELT						
GRANTEE: WILLIAMS ROOSEVELT						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W20 BAS=[YR=1993] N3 FST=[YR=1993] N7 FST=[YR=2007] N10 W22 S10 E22$ W10 S7 E10$ W10 N7 W43 S25 E53 N15$ S15 E20 N15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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