LOT 19
IN OR 1746/1317
CHESTER MEADOWS UNIT 1 UNR

WILKINSON JEANNIE H
96716 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

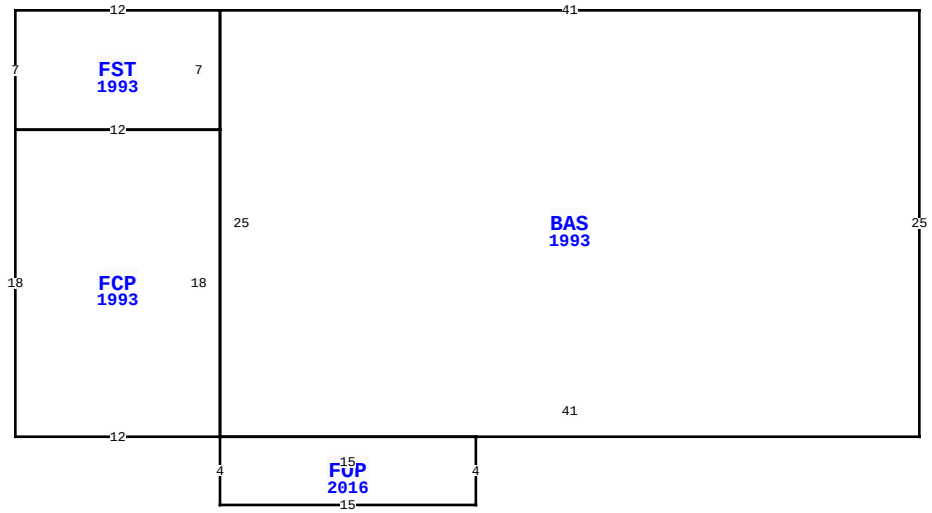
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,025	100	1993	1,025	104,682
FCP	216	25	1993	54	5,515
FOP	60	30	2016	18	1,839
FST	84	55	1993	46	4,698
TOTALS	1,385			1,143	116,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	144.1600	151.37	173,016	1975	1977	0	0	0	32.53	67.47

1 SINGLE FAM 100% - 2005 Heated Area: 1025 HX Base Yr



96716 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	116,734
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	213,034
SOH/AGL Deduction	16,938
ASSESSED VALUE	196,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,096
TOTAL JUST VALUE	213,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631872	GARAGE	10,711	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1317	7/13/2011	WD	U	I	30	100
GRANTOR: SNEAD JOSEPH M						
GRANTEE: SNEAD JOSEPH M & JE						
0231/0194	6/04/1975	WD	U	I		23,600
GRANTOR: TRUST-HULSANDER DEVEL						
GRANTEE: SNEAD JOSEPH M & KA						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2016	2016	3	75	6,300	

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W12 S7 FCP=[YR=1993] S18 E12
FOP=[YR=2016] S4 E15 N4 W15$ N18W12$ E12N7$S25 E41 N25$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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		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