LOT 27
IN OR 1963/1728
CHESTER MEADOWS UNIT 1 UNR

VIZCAINO NICHOLAS R & PAIGE E
96764 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5100-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

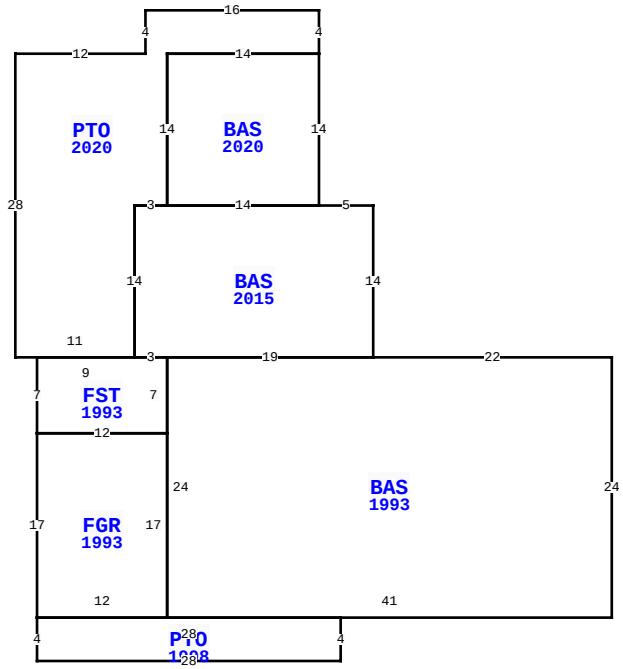
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	76,325
BAS	308	100	2015	308	23,890
BAS	196	100	2020	196	15,203
FGR	204	55	1993	112	8,687
FST	84	55	1993	46	3,568
PTO	112	5	1998	6	465
PTO	414	5	2020	21	1,629
TOTALS	2,302			1,673	129,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	111.5000	117.08	195,875	1975	1975	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2016 Heated Area: 1488 HX Base Yr 2016



96764 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		149,749
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		245,329
SOH/AGL Deduction		95,037
ASSESSED VALUE		150,292
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,881
TOTAL JUST VALUE		245,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980794	REPAIR/RRF	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1728	2/13/2015	WD	U	I	38	75,000
GRANTOR: WHITE THOMAS E SR						
GRANTEE: VIZCAINO NICHOLAS R						
0830/0319	4/17/1998	WD	Q	I		47,000
GRANTOR: DUBBERLY DONNA P						
GRANTEE: WHITE THOMAS E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W19 S24 E41 N24 $
FGR=[YR=1993;ORIG=-53,7] S17 E12 N17 W12 $
PTO=[YR=1998;ORIG=-53,24] S4 E28 N4 W28 $
FST=[YR=1993;ORIG=-41,0] W3 W9 S7 E12 N7 $
BAS=[YR=2015;ORIG=-44,0] E3 E19 N14 W5 W14 W3 S14 $
BAS=[YR=2020;ORIG=-41,-14] E14 N14 W14 S14 $
PTO=[YR=2020;ORIG=-27,-28] W14 S14 W3 S14 W11 N28 E12 N4 E16 S4 $
.

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	30	20	600.00	SF	10.00	10.00	100	2025	2023		93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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

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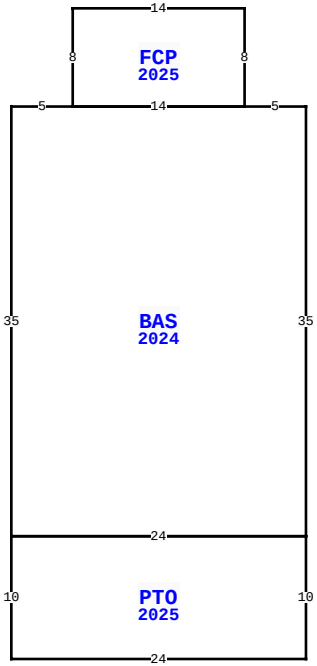
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	840	100	2024	840	19,074
FCP	112	25	2025	28	636
PTO	240	5	2025	12	272
TOTALS	1,192			880	19,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	880	59.4000	23.17	20,390	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 840 HX Base Yr 2016



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NASSAU COUNTY PROPERTY

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0830/0319	4/17/1998	WD	Q	I		47,000
GRANTOR: DUBBERLY DONNA P						
GRANTEE: WHITE THOMAS E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E5 E14 E5 S35 W24 N35 $
PTO=[YR=2025;ORIG=50,40] E24 S10 W24 N10 $
FCP=[YR=2025;ORIG=55,5] E14 N8 W14 S8 $
.

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

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