

LOT 29
IN OR 1944/1233
CHESTER MEADOWS UNIT 1 UNR

PERRY AMANDA I
96776 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 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
BAS	1,708	100
FOP	56	30
UCP	484	20
USP	484	30
TOTALS	2,732	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,967	122.9900	129.14	254,018	1975	1985	0	0	23.63	76.37
1 SINGLE FAM 100% - 2015 Heated Area: 1708 HX Base Yr 2015											
96776 CHESTER RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/25/2026 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					209,625							
TOTAL MARKET OB/XF VALUE					43,795							
TOTAL LAND VALUE - MARKET					112,500							
TOTAL MARKET VALUE					365,920							
SOH/AGL Deduction					166,915							
ASSESSED VALUE					199,005							
TOTAL EXEMPTION VALUE					HX HB		51,411					
BASE TAXABLE VALUE					147,594							
TOTAL JUST VALUE					365,920							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					351,421							
</												

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
3	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2021
5	0350	CARPORT WD	0 100	16	13	208.00	SF	13.00	13.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.25	AC	1.00

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