LOT N OF LOT 29E A/K/A LOT 30
(EX S-1) IN OR 2802/1102
SOUTHERN BELL ESMT OR 608/223

SHEPHERD ANGELA & NICHOLAS
96782 CHESTER RD
YULEE, FL 32097

2026

43-3N-28-5100-0030-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

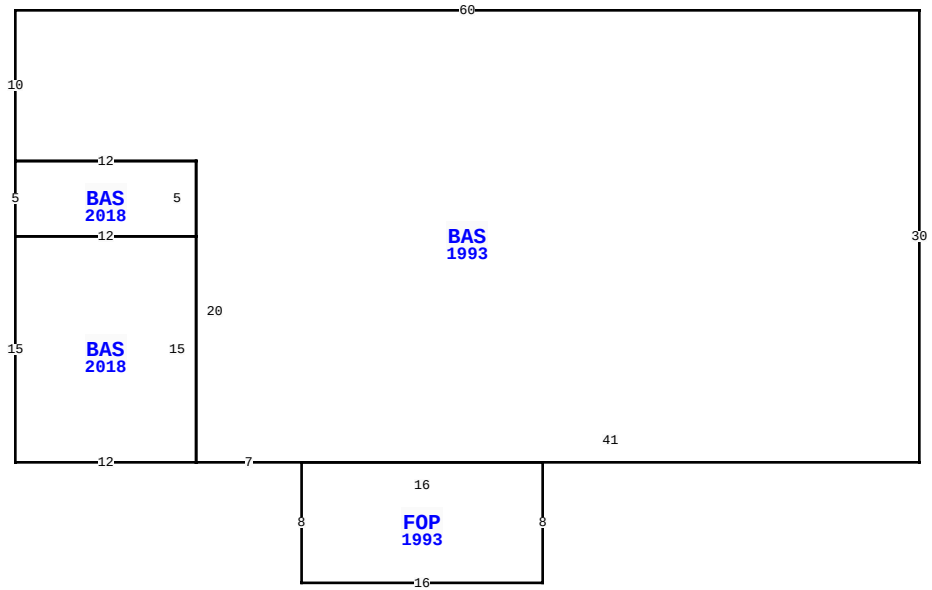
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	163,407
BAS	60	100	2018	60	6,285
BAS	180	100	2018	180	18,855
FOP	128	30	1993	38	3,980
TOTALS	1,928			1,838	192,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	116.0000	121.80	223,868	1987	1997	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2026 Heated Area: 1800 HX Base Yr 2026



96782 CHESTER RD, YULEE

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

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,526
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		95,040
TOTAL MARKET VALUE		289,596
SOH/AGL Deduction		0
ASSESSED VALUE		289,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,185
TOTAL JUST VALUE		289,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3956	NEW CONSTR	1,650	01/17/1987
3955	NEW CONSTR	1,650	01/16/1987
2020	H/AC	1,800	01/01/1987
3723	NEW CONSTR	34,700	11/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1102	7/23/2025	WD	Q	I	02	335,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SHEPHERD ANGELA & N						
2704/1860	4/04/2024	WD	U	I	37	205,000
GRANTOR: POSEY LISA L						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S10 BAS=[YR=2018] S5 BAS=[YR=2018] S15 E12 N15 W12 $ E12 N5 W12 $ E12 S20 E7 FOP=[YR=1993] S8 E16 N8 W16 $ E41 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 2,030

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-	1130.00	163.00	0.48	AC		1.00	1.00	2.20	90,000.00	198,000.00	95,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.48 Total Land Value: 95,040 Market: 0 Agricultural: 0 Common: 95,040 PRINTED 07/09/2026 BY SYS