PT OF LOTS 9 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 2676/35

LUDMAN WALTER R & LAURA B
96697 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5110-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

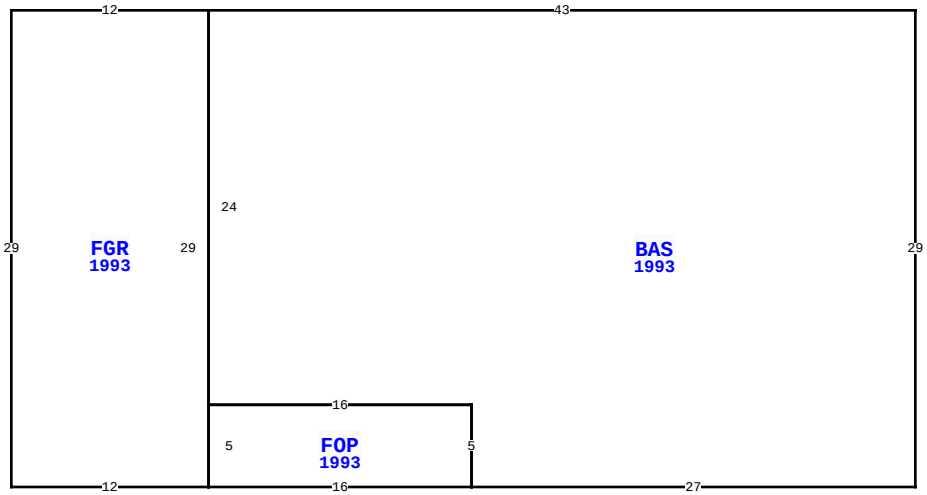
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100	1993	1,167	108,383
FGR	348	55	1993	191	17,739
FOP	80	30	1993	24	2,229
TOTALS	1,595			1,382	128,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	131.0400	137.59	190,149	1973	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 0 Heated Area: 1167 HX Base Yr 2014



96697 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,351
TOTAL MARKET OB/XF VALUE		44,080
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		264,231
SOH/AGL Deduction		149,374
ASSESSED VALUE		114,857
TOTAL EXEMPTION VALUE	HX HB VX VP	79,789
BASE TAXABLE VALUE		35,068
TOTAL JUST VALUE		264,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982242	MH MOVE-ON	0	06/01/1998
6967	NEW CONSTR	475	09/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/35	10/23/2023	QC	U	I	11	100
GRANTOR: LUDMAN WALTER R						
GRANTEE: LUDMAN WALTER R & L						
0332/0391	3/01/1981	WD	Q	I		33,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W12 S29 E12 N29$ S24
FOP=[YR=1993] S5 E16 N5 W16$ E16 S5 E27 N29$.

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
3	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	
6	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1991	1991	3	20	1,040	
7	0752	USP	0	100	15	12	180.00	SF	15.00	15.00	100	1992	1992	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 44,080

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	1.20	AC		1.00	1.00	0.85	90,000.00	76,500.00	91,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.20 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS