PT OF LOTS 10 & 31 OF THIGPEN
SURVEY DBK 39/356 IN
OR 1883/1706 & 2195/280

COLE LAURA ANN
96657 CHESTER ROAD
YULEE, FL 32097

2026

43-3N-28-5110-0009-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

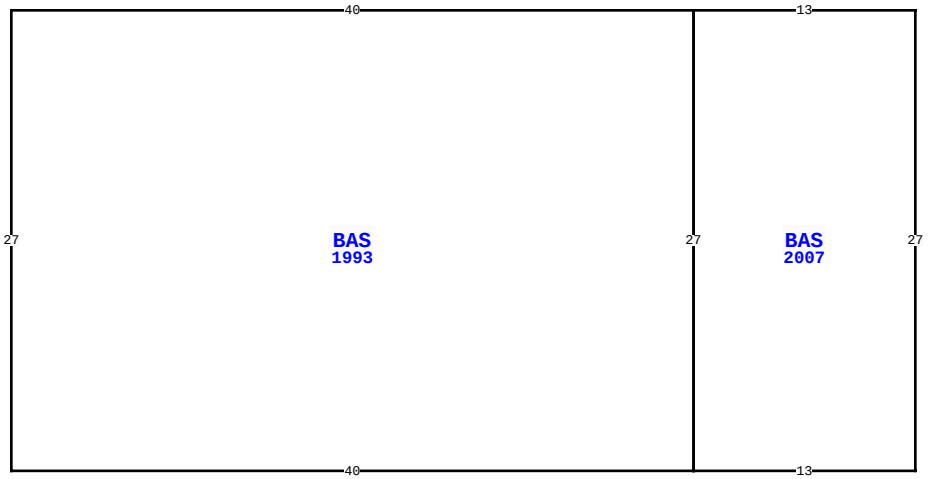
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	87,555
BAS	351	100	2007	351	28,455
TOTALS	1,431			1,431	116,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,431	120.6400	126.67	181,265	1973	1973	0	0	0	36.00	64.00

1 SINGLE FAM 100% - 2024 Heated Area: 1431 HX Base Yr 2024



96657 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		116,010
TOTAL MARKET OB/XF VALUE		13,056
TOTAL LAND VALUE - MARKET		130,500
TOTAL MARKET VALUE		259,566
SOH/AGL Deduction		28,100
ASSESSED VALUE		231,466
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		125,055
TOTAL JUST VALUE		259,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602602	XFOB	8,160	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2834/1674	12/09/2025	QC	U	I	11	100
GRANTOR: COLE LAURA ANN						
GRANTEE: COLE LAURA ANN						
2195/0280	4/27/2018	QC	U	I	11	100
GRANTOR: SHOOK WALTER LEE JR &						
GRANTEE: COLE LAURA ANN & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 BAS=[YR=1993] W40 S27 E40 N27 $ S27 E13 N27 $.

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	0511	GARAGE CB-	0	100	20	24	480.00	SF	40.00	40.00	100	1996	1996	3	68	13,056	

LAND DESCRIPTION

TOTAL OB/XF 13,056

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	1.45	AC		1.00	1.00	1.00	90,000.00	90,000.00	130,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.45 Total Land Value: 130,500 Market: 0 Agricultural: 0 Common: 130,500 PRINTED 07/09/2026 BY SYS