IN OR 2596/582
PARCELS 1-22 & 1-28
2003 HBOS DW/MH &

PB & J QUEST LLC
97365 AMY DRIVE
YULEE, FL 32097

**2026**

**44-3N-28-0000-0001-0220**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

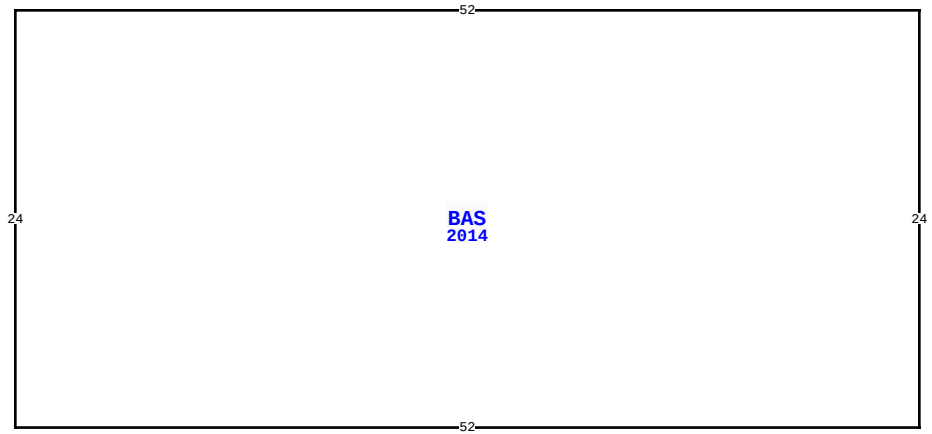
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 2014 | 1,248 | 72,945 |
| TOTALS | 1,248 | | | 1,248 | 72,945 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 135.3000 | 121.77 | 151,969 | 2003 | 2003 | 0 | 0 | 0 | 52.00 | 48.00 |

2 M/H 94+ 0% - 2023 Heated Area: 1248 HX Base Yr




### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 115,273 |
| TOTAL MARKET OB/XF VALUE | 5,400 |
| TOTAL LAND VALUE - MARKET | 181,800 |
| TOTAL MARKET VALUE | 302,473 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 302,473 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 302,473 |
| TOTAL JUST VALUE | 302,473 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 298,485 |

SW/MH VIN: GAFLT07A38513BM21 @ 96559 CHESTER
DW/MH VIN: HIGA20K04100(A/B) @ 96555 CHESTER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH145543 | CO ISSUED | 0 | 04/21/2014 |
| B145543 | MH MOVE-ON | 0 | 03/01/2014 |
| MH145541 | FIRE DAMAGE | 0 | 03/01/2014 |
| MH145542 | MH MOVE-ON | 0 | 03/01/2014 |
| 983094 | H/AC | 0 | 06/01/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2596/0582 | 10/13/2022 | WD | U | I | 17 | 315,000 |
| GRANTOR: CHESTER CHURCH OF GOD | | | | | | |
| GRANTEE: PB & J QUEST LLC | | | | | | |
| 1263/0677 | 10/04/2004 | WD | Q | I | | 93,500 |
| GRANTOR: STAFFORD JEFFREY & LI | | | | | | |
| GRANTEE: CHESTER CHURCH OF G | | | | | | |

96555 CHESTER RD, YULEE

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

### BUILDING NOTES

### 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 | 0351 | CARPORT MT | 0 | 0 | 30 | 20 | 600.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 90 | 5,400 | |

### BUILDING DIMENSIONS

BAS=[YR=2014] W52 S24 E52 N24$.

### LAND DESCRIPTION

TOTAL OB/XF 5,400

| 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 | 0 | | OR | 0.00 | 0.00 | 2.02 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 181,800 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.02 Total Land Value: 181,800 Market: 0 Agricultural: 0 Common: 181,800 PRINTED 07/09/2026 BY SYS

IN OR 2596/582
PARCELS 1-22 & 1-28
2003 HBOS DW/MH &

PB & J QUEST LLC
97365 AMY DRIVE
YULEE, FL 32097

**2026**

**44-3N-28-0000-0001-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

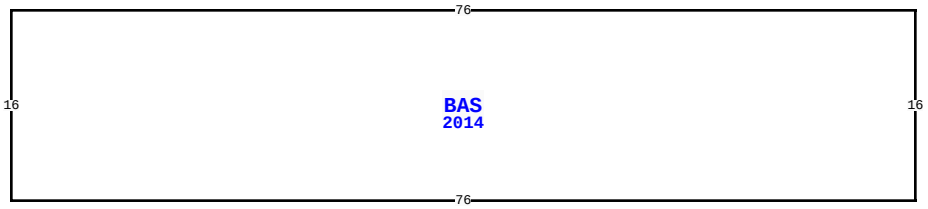
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | 2014 | 1,216 | 42,328 |
| TOTALS | 1,216 | | | 1,216 | 42,328 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,216 | 128.9200 | 116.03 | 141,092 | 1997 | 1997 | 0 | 0 | 0 | 70.00 | 30.00 |

3 M/H 94+ 0% - 2023 Heated Area: 1216 HX Base Yr




96555 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 | 115,273 |
| TOTAL MARKET OB/XF VALUE | 5,400 |
| TOTAL LAND VALUE - MARKET | 181,800 |
| TOTAL MARKET VALUE | 302,473 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 302,473 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 302,473 |
| TOTAL JUST VALUE | 302,473 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 298,485 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2596/0582 | 10/13/2022 | WD | U | I | 17 | 315,000 |
| GRANTOR: CHESTER CHURCH OF GOD | | | | | | |
| GRANTEE: PB & J QUEST LLC | | | | | | |
| 1263/0677 | 10/04/2004 | WD | Q | I | | 93,500 |
| GRANTOR: STAFFORD JEFFREY & LI | | | | | | |
| GRANTEE: CHESTER CHURCH OF G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E76 N16$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.02 Total Land Value: 181,800 Market: 0 Agricultural: 0 Common: 181,800 PRINTED 07/09/2026 BY SYS