

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	16	WD FR STUC 100		0100	01	1,930	93.1000	97.76	188,677	1982	1982	0	0	0	21.50	78.50	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 0% - 0										Heated Area: 1920					HX Base Yr					STANDARD														
Roof Cover	12	MODULAR MT 100																	Tax Group: 4					Tax Dist:														
Interior Wall	01	MINIMUM 50																	BUILDING MARKET VALUE					166,861														
Interior Wall	05	DRYWALL 50																	TOTAL MARKET OB/XF VALUE					1,628														
Interior Floo	03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					90,000														
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE					258,489														
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction					103,194														
Bedrooms		2 100																	ASSESSED VALUE					155,295														
Bathrooms		2 100																	TOTAL EXEMPTION VALUE					0														
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE					155,295														
Stories	1.	1. 100																	TOTAL JUST VALUE					258,489														
Units		0 100																	NCON VALUE					0														
BUD8 Adjustme	04	DIST 01 100																	INCOME VALUE																			
Occupancy	00	NONE 100																	PREVIOUS YEAR MKT VALUE					168,734														
Quality	03	Quality Level 03																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA																																				
NEIGHBORHOOD/LOC	4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,568	100	1993	1,568	120,331																																	
BAS	64	100	2018	64	4,912																																	
BAS	288	100	2023	288	22,102																																	
DCK	96	10	2024	10	768																																	
TOTALS	2,016			1,930	148,111																																	
EXTRA FEATURES						96575 CHESTER RD, YULEE																																
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																					
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628																						

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall07NONE 90

Interior Wall05DRYWALL 10

Interior Floo03CONC FINSH 90

Interior Floo02MIN PLYWD 10

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms0100

Bathrooms01100

Frame Stories Units011.100

BUD8 Adjustme Occupancy04DIST 01100

00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,28010019931,28014,151

BAS24010020162402,653

UCP8802020181761,946

TOTALS2,4001,69618,750

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% CONDADJ UNIT PRICEUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

6500011,69656.700022.1137,4991987198700050.0050.00

2 GARAGE RES0% - 0Heated Area: 1520HX Base Yr

UCP2018BAS2016BAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

03/25/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE166,861

TOTAL MARKET OB/XF VALUE1,628

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE258,489

SOH/AGL Deduction103,194

ASSESSED VALUE155,295

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE155,295

TOTAL JUST VALUE258,489

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE168,734

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2126/00016/09/2017SWUUI1262,500

GRANTOR:FEDERAL HOME LOAN MOR

GRANTEE:THORN WILLIAM HUGH

2095/16811/23/2017CTUII18100

GRANTOR:CLERK OF COURT

GRANTEE:FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2016] W12 UCP=[YR=2018] W16 S40 E28 N20 W12 N20\$ S20 E12 N20\$ S40 E32 N40 \$.

REVIEW DATE11/07/2023BYDJTotal Acres: 1.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS