

LOT 8  
IN OR 457 PG 426  
CHESTER ACRES PB 4/86

JONES JIMMY M  
96556 CHESTER ROAD  
YULEE, FL 32097

2026

44-3N-28-5050-0008-0000



| 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            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| 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       | 648              | 100         | 1993 | 648          | 75,377               |
| BAS       | 324              | 100         | 2007 | 324          | 37,689               |
| FCP       | 432              | 25          | 1998 | 108          | 12,563               |
| FST       | 216              | 55          | 1993 | 119          | 13,843               |
| FUS       | 588              | 100         | 1993 | 588          | 68,398               |
| TOTALS    | 2,208            |             |      | 1,787        | 207,868              |

| EXTRA FEATURES |            |             |         |     |       |
|----------------|------------|-------------|---------|-----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |

|   |      |            |       |     |                         |
|---|------|------------|-------|-----|-------------------------|
| 1 | 0500 | FP-PRE FAB | 0 100 | 0 0 | 1.00                    |
|   |      |            |       |     | UT 3,500.00             |
|   |      |            |       |     | ADJ UNIT PRICE 3,500.00 |
|   |      |            |       |     | ORIG COND 100           |
|   |      |            |       |     | YEAR ON 1992            |
|   |      |            |       |     | YEAR ACTUAL 1992        |
|   |      |            |       |     | Q 3                     |
|   |      |            |       |     | % COND 68               |
|   |      |            |       |     | OB/XF MKT VALUE 2,380   |
|   |      |            |       |     | NOTES                   |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0008 | OR       | 0.00  | 0.00  | 2.00        |
|                  |          |     |                      |     |      |          |       |       | AC          |
|                  |          |     |                      |     |      |          |       |       | 1.00        |
|                  |          |     |                      |     |      |          |       |       | 1.00        |
|                  |          |     |                      |     |      |          |       |       | 1.00        |
|                  |          |     |                      |     |      |          |       |       | 90,000.00   |
|                  |          |     |                      |     |      |          |       |       | 90,000.00   |
|                  |          |     |                      |     |      |          |       |       | 180,000     |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                                | 01  | 1,787     | 131.1000    | 137.66         | 245,998        | 1992 | 1994 | 0    | 0    | 0 | 15.50 | 84.50  |  |
| 1 SINGLE FAM 100% - 1993 Heated Area: 1560 HX Base Yr 1993          |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 96556 CHESTER RD, YULEE                                             |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/25/2026 MLU |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,380       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 2               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 237,761   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,380     |   |
| TOTAL LAND VALUE - MARKET |  | 180,000   |   |
| TOTAL MARKET VALUE        |  | 420,141   |   |
| SOH/AGL Deduction         |  | 224,530   |   |
| ASSESSED VALUE            |  | 195,611   |   |
| TOTAL EXEMPTION VALUE     |  | 56,411    |   |
| BASE TAXABLE VALUE        |  | 139,200   |   |
| TOTAL JUST VALUE          |  | 420,141   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 423,368   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8052       | NEW CONSTR  | 57,500 | 05/01/1992 |

| SALES DATA        |           |           |     |     |        |            |  |
|-------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0457/0426         | 6/01/1985 | WD        | Q   | V   |        | 10,000     |  |
| GRANTOR:          |           |           |     |     |        |            |  |
| GRANTEE:          |           |           |     |     |        |            |  |
| 0457/0424         | 6/01/1985 | WD        | Q   | V   |        | 9,200      |  |
| GRANTOR:          |           |           |     |     |        |            |  |
| GRANTEE:          |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                     |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| FCP=[YR=1998] W24 FST=[YR=1993] W12 S18 BAS=[YR=1993] S18 BAS=[YR=2007] S18 E18 N18 W18\$ E36 N18 W36\$ E12 N18\$ S18 E24 N18\$ PTR= E15 FUS=[YR=1993] E28 S14 W14 S14 W14 N28\$ W15\$. |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,380       |  |  |  |  |  |  |  |  |  |  |  |  |  |

Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS

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