

LOT 11 & PAR 1-24
IN OR 2258/1292
EX FPL ESMT OR 307/555

GIBSON RONALD W & JODI K
96536 CHESTER ROAD
YULEE, FL 32097

2026

44-3N-28-5050-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

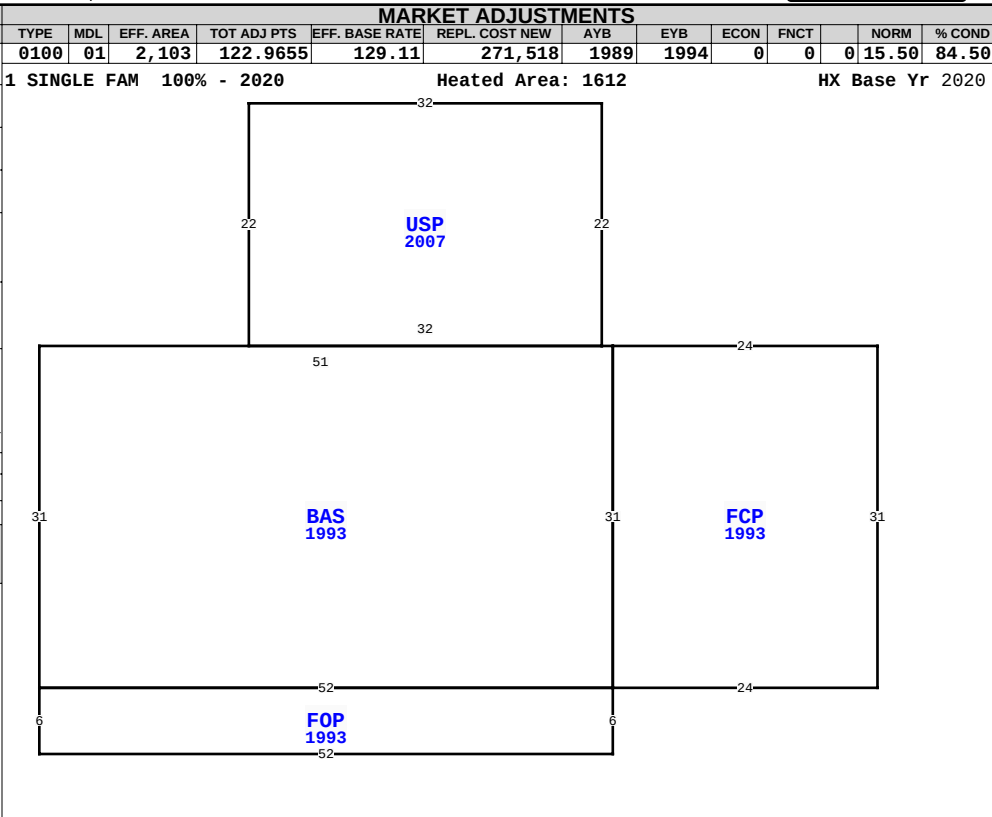
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	175,866
FCP	744	25	1993	186	20,292
FOP	312	30	1993	94	10,255
USP	704	30	2007	211	23,019
TOTALS	3,372			2,103	229,433

EXTRA FEATURES					
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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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0681	POLE SHED	0	100	16	26	416.00	SF	15.00	15.00	100	1989	1989	3	20	1,248	
3	0681	POLE SHED	0	100	0	0	1,296.00	SF	15.00	15.00	100	1991	1991	3	20	3,888	

LAND DESCRIPTION			TOTAL OB/XF 7,306														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0008	OR	0.00	0.00	2.90	AC		1.00	1.00	0.70	90,000.00	63,000.00	182,700
2	009530	C	POND	100		OR			0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026
INC DATE		AG DATE	MLU

96536 CHESTER RD, YULEE																	
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TOTAL OB/XF 7,306																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0008	OR	0.00	0.00	2.90	AC		1.00	1.00	0.70	90,000.00	63,000.00	182,700
2	009530	C	POND	100		OR			0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250

Total Acres:	3.40	Total Land Value:	183,950	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		229,433			
TOTAL MARKET OB/XF VALUE		7,306			
TOTAL LAND VALUE - MARKET		183,950			
TOTAL MARKET VALUE		420,689			
SOH/AGL Deduction		198,405			
ASSESSED VALUE		222,284			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		170,873			
TOTAL JUST VALUE		420,689			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		400,991			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003002	REPAIR/RRF	11,000	04/01/2020
5862	NEW CONSTR	60,720	07/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2268/1419	3/01/2019	WD	U	I	11	100	
GRANTOR: CASON JOANNA R							
GRANTEE: GIBSON RONALD W & J							
2258/1292	3/01/2019	WD	Q	I	02	249,800	
GRANTOR: CASON JOANNA R							
GRANTEE: GIBSON RONALD W & J							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FCP=[YR=1993] W24 BAS=[YR=1993] W1 USP=[YR=2007] N22 W32 S22 E32\$ W51 S31 FOP=[YR=1993] S6 E52 N6 W52 \$ E52 N31 \$ S31 E24N31\$.																	