

LOT 20
CHESTER ROAD PB 6/81-84

KING THOMAS E V
96450 CHESTER RD
YULEE, FL 32097

2026

44-3N-28-507R-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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	1,650	100	1998	1,650	229,273
FGR	420	55	2010	231	32,098
FOP	176	30	1998	53	7,364
USP	204	30	2015	61	8,476
TOTALS	2,450			1,995	277,213

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00
6	0300	BOAT DCK W	0	0	0	0	150.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.22

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,995	116.1741	161.48	322,153	1998	1998	0	0
1 SNGL FAM 0% - 0									
Heated Area: 1650									
HX Base Yr									
BLD DATE 03/03/2023 NW LGL DATE 03/25/2026 MLU									
XF DATE									
INC DATE									

TOTAL OB/XF									
11,909									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,881	
TOTAL MARKET OB/XF VALUE		11,909	
TOTAL LAND VALUE - MARKET		109,800	
TOTAL MARKET VALUE		410,590	
SOH/AGL Deduction		19,454	
ASSESSED VALUE		391,136	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		391,136	
TOTAL JUST VALUE		410,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23591	DEMOLITION	1,000	05/01/2010
B23612	GARAGE	1,000	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2470/0786	6/09/2021	WD	Q	I	01
GRANTOR: WALLER JAMES F JR & L					
GRANTEE: KING THOMAS E V					
1870/0543	7/26/2013	WD	Q	I	02
GRANTOR: MYER JEREMY & LEIGHAN					
GRANTEE: WALLER JAMES F JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W11 USP=[YR=2015] N12 W17 S12 E17\$ W19 U2 L2 W5 D2 L2 W16 S28 FGR=[YR=2010] S20 E21 N12 FOP=[YR=1998] E22 N8 W22 S8 \$ N8 W21 \$ E43 S8 E12 N36 \$.									

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