IN OR 2614/99

SULLIVAN CYNTHIA ANN L/E/
96165 PIRATES BLUFF RD
YULEE, FL 32097

**2023**

**38-3N-28-0000-0012-0000**

## BUILDING CHARACTERISTICS

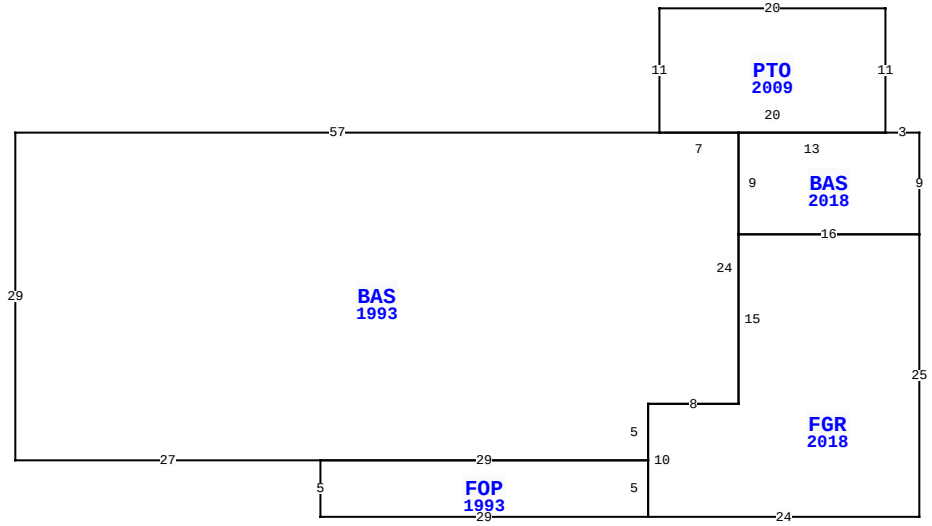
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,816 | 100 | 1,816 | 203,585 |
| BAS | 144 | 100 | 144 | 16,143 |
| FGR | 480 | 55 | 264 | 29,596 |
| FOP | 145 | 30 | 44 | 4,932 |
| PTO | 220 | 5 | 11 | 1,233 |
| TOTALS | 2,805 | | 2,279 | 255,490 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,279 | 107.6236 | 127.80 | 291,256 | 1977 | 2005 | 0 | 0 | 0 | 12.28 | 87.72 |

1 SNGL FAM – 100% - 2022 Heated Area: 1960 HX Base Yr 2022




96165 PIRATES BLUFF RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 273,530 |
| TOTAL MARKET OB/XF VALUE | | 10,494 |
| TOTAL LAND VALUE - MARKET | | 72,800 |
| TOTAL MARKET VALUE | | 356,824 |
| SOH/AGL Deduction | | 64,611 |
| ASSESSED VALUE | | 292,213 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 237,213 |
| TOTAL JUST VALUE | | 356,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,702 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1905884 | GARAGE | 40,933 | 08/01/2019 |
| B1802269 | REMODEL | 45,000 | 03/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2614/0099 | 1/18/2023 | LE | U | I | 11 | 100 |
| GRANTOR: SULLIVAN CYNTHIA ANN | | | | | | |
| GRANTEE: THOMAS WILLIAM E | | | | | | |
| 2468/1538 | 6/08/2021 | WD | Q | I | 01 | 354,000 |
| GRANTOR: RAMPEY WADE HAMILTON | | | | | | |
| GRANTEE: SULLIVAN CYNTHIA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W3 PTO=[YR=2009] N11 W20 S11 BAS=[YR=1993] W57 S29 E27 FOP=[YR=1993] S5E29 FGR=[YR=2018] E24 N25 W16 S15 W8 S10$ N5 W29$ E29 N5 E8 N24 W7$ E20$ W13 S9 E16 N9$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 34 | 3 | 102.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 656 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 936.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 4,819 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 65 | 4 | 260.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 1,673 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 26 | 20 | 520.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 3,346 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,494

| 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 | 000115 | C | SFR ACRES | 100 | | RMH | 0.00 | 0.00 | 0.91 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 72,800 | | | | | | | |

REVIEW DATE 10/28/2019 BY KW Total Acres: 0.91 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 08/02/2023 BY SYS

IN OR 2614/99

SULLIVAN CYNTHIA ANN L/E/
96165 PIRATES BLUFF RD
YULEE, FL 32097

**2023**

**38-3N-28-0000-0012-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

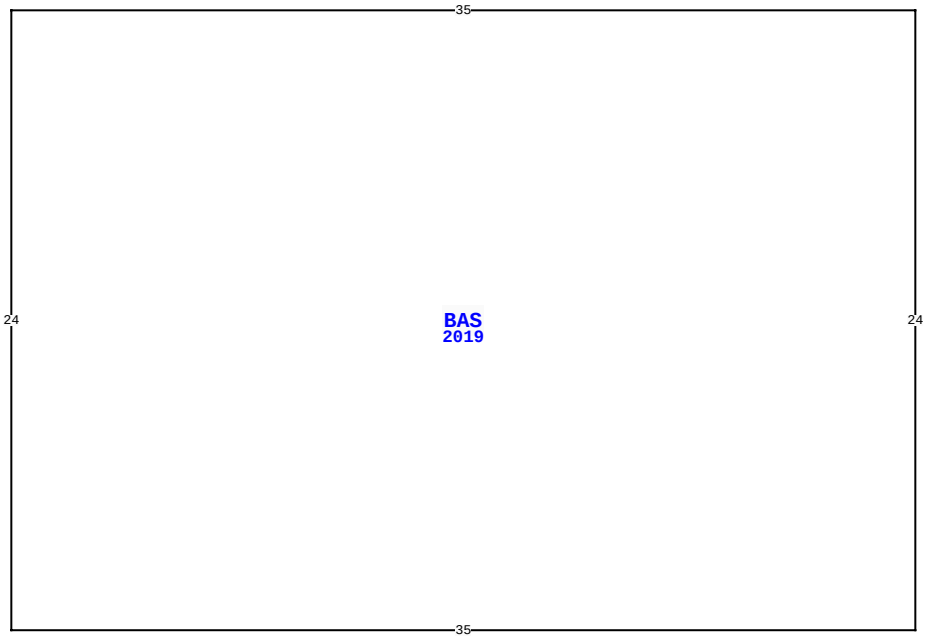
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 840 | 100 | 840 | 18,040 |
| TOTALS | 840 | | 840 | 18,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 840 | 63.2500 | 22.14 | 18,598 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 840 HX Base Yr 2022




96165 PIRATES BLUFF RD, YULEE

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|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
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## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

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|---|---|---|---|---|---|---|
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| GRANTOR: SULLIVAN CYNTHIA ANN | | | | | | |
| GRANTEE: THOMAS WILLIAM E | | | | | | |
| 2468/1538 | 6/08/2021 | WD | Q | I | 01 | 354,000 |
| GRANTOR: RAMPEY WADE HAMILTON | | | | | | |
| GRANTEE: SULLIVAN CYNTHIA A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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