LOT 30
IN OR 720/1776
PIRATES WOOD 1 UNR

HUGHES JEFFREY D & CYNTHIA C
97001 JOSE GASPAR WAY
YULEE, FL 32097

2023

43-3N-28-509A-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	01	Quality Level 01

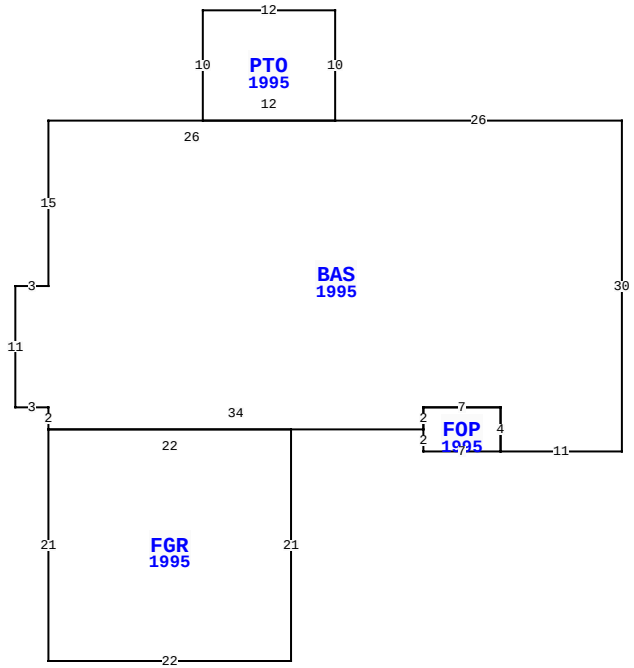
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	153,614
FGR	462	55	254	26,064
FOP	28	30	8	821
PTO	120	5	6	616
TOTALS	2,107		1,765	181,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	99.9000	118.63	209,382	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1997 Heated Area: 1497 HX Base Yr 1997



97001 JOSE GASPAR WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,115
TOTAL MARKET OB/XF VALUE		6,413
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		287,528
SOH/AGL Deduction		171,285
ASSESSED VALUE		116,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,243
TOTAL JUST VALUE		287,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210056	XFOB	10,560	08/01/2002
9501767	NEW CONSTR	63,500	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0720/1776	12/29/1994	WD	Q	V		11,500
GRANTOR: HARKINS CHARLES T & L						
GRANTEE: HUGHES JEFFREY D &						
0535/0909	1/28/1988	WD	Q	V		9,500
GRANTOR: VANZANT FAYE JONES B						
GRANTEE: HARKINS CHARLES & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 PTO=[YR=1995] N10 W12 S10 E12 $ W26 S15 W3 S11 E3 S2 FGR=[YR=1995] S21 E22 N21 W22 $ E34 FOP=[YR=1995] S2 E7 N4 W7 S2$ N2 E7 S4 E11 N30 $.

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	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	1995	1995	3	72	2,381	
2	0510	GARAGE WD-	0	100	0	0	320.00	SF	35.00	35.00	100	2003	2003	3	36	4,032	

LAND DESCRIPTION

TOTAL OB/XF 6,413

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/16/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS