

LOT 33
IN OR 2569/683
PIRATES WOOD #1 UNR

BOGUN OLIVER & EIKE
97087 JOSE GASPER WAY
YULEE, FL 32097

2023

43-3N-28-509A-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	03	Quality Level 03
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	1,843	100	1,843	227,931
FGR	600	55	330	40,812
FOP	254	30	76	9,399
FOP	260	30	78	9,647

TOTALS	2,957		2,327	287,790
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,180.00	SF	4.00
3	0350	CARPORT WD	0	100	40	14	560.00	SF	13.00
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 10/16/2018 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,327	114.7580	136.28	317,124	2003	2003	0	0	0	9.25	90.75
1 SNGL FAM - 100% - 2023 Heated Area: 1843 HX Base Yr 2023												

97087 JOSE GASPAR WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	2,180.00	SF	4.00	4.00	100	2003	2003	3	84	7,325	
3	0350	CARPORT WD	0	100	40	14	560.00	SF	13.00	13.00	100	2009	2009	3	45	3,276	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2009	2009	3	60	5,040	

TOTAL OB/XF													18,721		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000.00				

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,790	
TOTAL MARKET OB/XF VALUE		18,721	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		406,511	
SOH/AGL Deduction		0	
ASSESSED VALUE		406,511	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		356,511	
TOTAL JUST VALUE		406,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001780	ROOF	20,000	02/02/2022
80311017	NEW CONSTR	160,000	04/01/2003
4167	NEW CONSTR	49,400	06/12/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/0683	6/06/2022	WD	Q	I	01	515,000	
GRANTOR: HELMS TIMOTHY W & KAR							
GRANTEE: BOGUN OLIVER & EIKE							
2017/0814	12/07/2015	SW	Q	I	01	199,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: HELMS TIMOTHY W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W25 S24 E10 FOP=[YR=2003] S19 W2 S8 W13 BAS=[YR=2003] W7 S3 W3 S36 E5 S4 FOP=[YR=2003] S7 E35 N7 W15 N3 W5 S3 W15\$ E15 N3 E5 S3 E15 N62 W11 S18 W2 S2 W2 S2 W12 N1 W3 N2\$ S2 E3 S1 E12 N2 E2 N2 E2 N18 E11 N8 W15\$ E15 N24\$.									

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