

PT OF LOT 38
IN OR 1363/1187
PIRATES WOOD 1 UNR

WINCHENBACH MATHEW & BECKY A
97036 PEG LEG WAY
YULEE, FL 32097

2023

43-3N-28-509A-0038-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality			02	Quality Level 02
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	219,923
DCK	120	10	12	1,358
FOP	96	30	29	3,283
FOP	108	30	32	3,622
FOP	20	30	6	679
FST	60	55	33	3,735
SFB	535	80	428	48,444
UST	33	45	15	1,697
TOTALS	2,915		2,498	282,743

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	
3	0810	CONCRETE A	0 100	0	0	78.00	SF	6.50	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,498	103.6032	123.03	307,329	2005	2005	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 2371									
HX Base Yr 2006									

97036 PEGLEG WAY, YULEE				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
108.00	SF	10.00	10.00	100	2006	2006	3	88	950	
78.00	SF	6.50	6.50	100	2006	2006	3	88	446	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,743	
TOTAL MARKET OB/XF VALUE		4,546	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		387,289	
SOH/AGL Deduction		215,153	
ASSESSED VALUE		172,136	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		122,136	
TOTAL JUST VALUE		387,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905869	REPAIR/RRF	14,000	09/01/2019
R1905869	REPAIR/RRF	14,000	07/01/2019
B1905778	REMODEL	31,100	07/01/2019
G01547	GAS	900	06/01/2010
R07883	REPAIR/RRF	1,500	07/01/2005
R07884	REPAIR/RRF	3,500	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1187	11/01/2005	WD	Q	I		216,000
GRANTOR: MADDOX WILLIAM & CARO						
GRANTEE: WINCHENBACH MATHEW						
1215/1383	3/16/2004	WD	U	V	23	26,000
GRANTOR: THOMAS ROGER L						
GRANTEE: MADDOX WILLIAM A &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] U3 L3 W4 D3 L3 W5 FOP=[YR=2005] W16 DCK=[YR=2005] W24 S5 E24 N5\$ S6 E16 N6\$ S6 W16 N1 W25 S33 E11 S9 E12 N6 E7 FOP=[YR=2005] E14 N7 W1 N2 W5 S2 W8 S7\$ N7 E8 N2 E5 S2 E13 N34\$ PTR=N40 W50 SFB=[YR=2019] E21 FST=[YR=2005] E6 S10 W6 N10\$ S10 E6 S10 FOP=[YR=2019] S4 W5 N4 E5\$ W5 S4 W19 UST=[YR=2019] W3 N11 E3 S11\$ N11 W3 N13\$ S40 E50\$.									

TOTAL OB/XF									
4,546									
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