LOT 39
IN OR 2381/876
PIRATES WOOD 1 UNR

HODGES MARY KATHERINE
97023 PEGLEG WAY
YULEE, FL 32097

2023

43-3N-28-509A-0039-0000

BUILDING CHARACTERISTICS

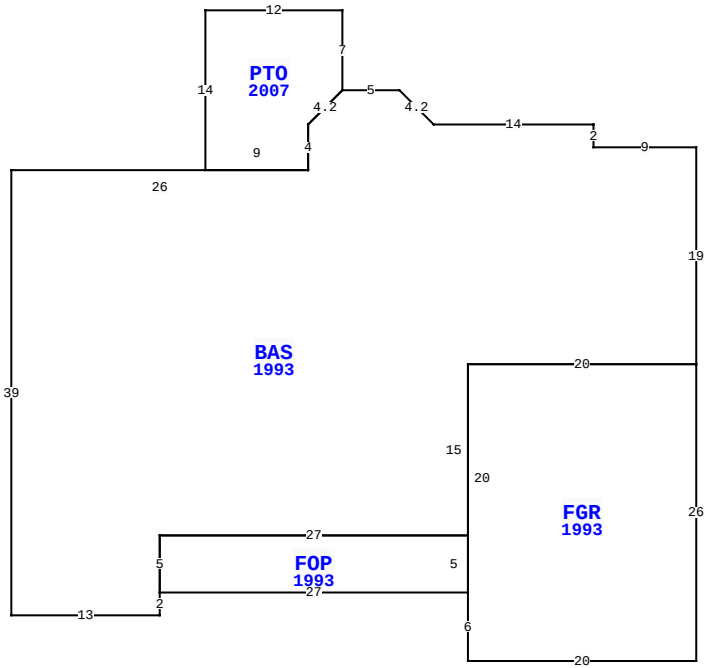
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,853	100	1,853	193,826
FGR	520	55	286	29,916
FOP	135	30	40	4,184
PTO	152	5	8	837
TOTALS	2,660		2,187	228,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	98.6958	117.20	256,316	1993	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2021 Heated Area: 1853 HX Base Yr 2021



97023 PEGLEG WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,762
TOTAL MARKET OB/XF VALUE		8,662
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		337,424
SOH/AGL Deduction		131,826
ASSESSED VALUE		205,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,598
TOTAL JUST VALUE		337,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97 3647	GARAGE	7,095	03/01/1997
4439	H/AC	2,647	12/08/1992
8372	NEW CONSTR	80,530	09/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/0876	7/31/2020	WD	Q	I	01	240,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: HODGES MARY KATHERI						
2347/0952	3/16/2020	WD	Q	I	01	175,000
GRANTOR: ELIUM WALTER JR & TON						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N2 W14 L3 U3 W5 PTO=[YR=2007] N7 W12 S14 E9 N4 R3 U3 $ D3 L3 S4 W26 S39 E13 N2 FOP=[YR=1993] E27 FGR=[YR=1993] S6 E20 N26 W20 S20$ N5 W27 S5$ N5 E27 N15 E20 N19$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	839.00	SF	5.20	5.20	100	1997	1997	3	75	3,272	
3	0510	GARAGE WD-	0	100	15	20	300.00	SF	35.00	35.00	100	1997	1997	3	26	2,730	

LAND DESCRIPTION

TOTAL OB/XF 8,662

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
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