

LOT 43
IN OR 2008/1456
PIRATES WOOD #1 UNR

MCGETTRICK MICHAEL J & MARY C
97158 LONG JOHNS TRL
YULEE, FL 32097

2023

43-3N-28-509A-0043-0000



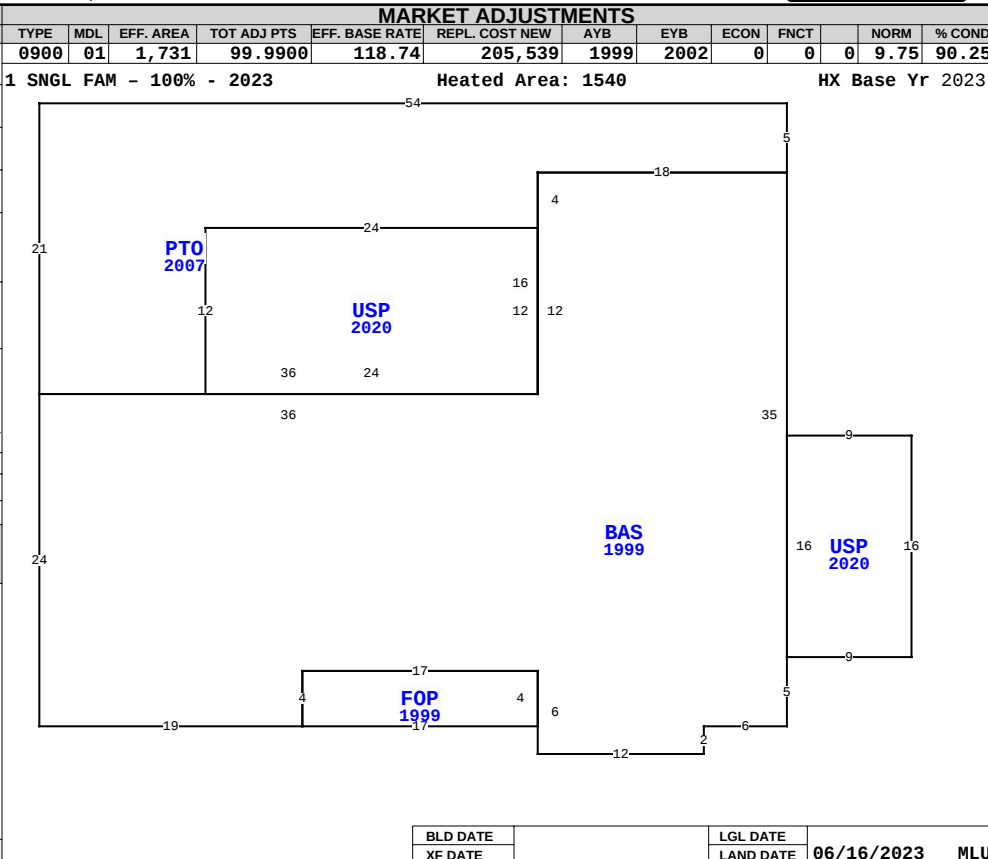
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,540	100	1,540	165,031
FOP	68	30	20	2,143
PTO	846	5	42	4,501
USP	144	30	43	4,608
USP	288	30	86	9,216
TOTALS	2,886		1,731	185,499

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0812	CONCRETE C	0 100	44	32	1,408.00	SF	3.00	3.00	100	2017

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



TOTAL OB/XF											
4,097											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
PAGE 1 of 1											
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											185,499
TOTAL MARKET OB/XF VALUE											4,097
TOTAL LAND VALUE - MARKET											115,000
TOTAL MARKET VALUE											304,596
SOH/AGL Deduction											0
ASSESSED VALUE											304,596
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											254,596
TOTAL JUST VALUE											304,596
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											212,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705375	SCRN ENCLOSURE	0	06/15/2017
R1702135	REPAIR/RRF	3,000	03/16/2017
M1622760	H/AC	0	05/12/2016
985428	NEW CONSTR	0	12/01/1998
985432	NEW CONSTR	80,791	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2008/1456	10/01/2015	WD	Q	I	02	135,000	
GRANTOR: GUY THOMAS D & JACLYN							
GRANTEE: MCGETTRICK MICHAEL							
0846/0588	8/26/1998	WD	Q	V		17,000	
GRANTOR: TOLIVER SHERRY LYNN							
GRANTEE: GUY THOMAS & JACLYN							

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2007] N5 W54 S21 E36 N16 E18 \$ BAS=[YR=1999] W18 S4 USP=[YR=2020] W24 S12 E24 N12\$ S12 W36 S24 E19 FOP=[YR=1999] E17 N4 W17 S4 \$ N4 E17 S6 E12 N2 E6 N5 USP=[YR=2020] E9 N16 W9 S16\$ N35\$.											