

LOTS 66 & 67
PT OR 716/947
PIRATES WOOD 1 UNR

KNAPPENBERGER GARY & BEVERLY
97028 LANDING TRAIL
YULEE, FL 32097

2023

43-3N-28-509A-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	121,264
FOP	344	30	103	9,593
FOP	344	30	103	9,593
FUS	1,290	100	1,290	120,146
UGR	750	45	338	31,480
UUS	750	50	375	34,926

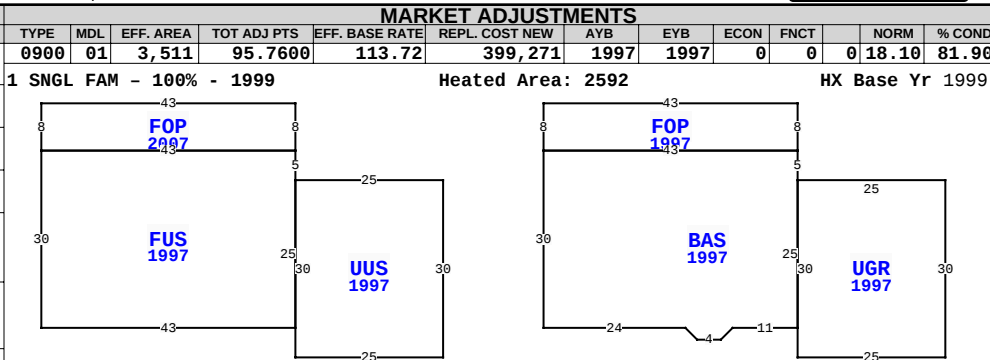
TOTALS	4,780		3,511	327,003
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	25	24	600.00	SF	6.50	6.50	100	1998	1998	3	77	3,003	
2	0825	BRICK	0 100	0	0	168.00	SF	12.50	12.50	100	1998	1998	3	93	1,953	
3	1241	WD DECK G	0 100	10	35	350.00	UT	11.50	11.50	100	1998	1998	3	27	1,087	
4	0752	USP	0 100	10	12	120.00	SF	15.00	15.00	100	2015	2015	3	81	1,458	

LAND DESCRIPTION			TOTAL OB/XF 7,501													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	170,000.00	170,000.00

REVIEW DATE	10/21/2020	BY	KW
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

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REVIEW DATE	10/21/2020	BY	KW
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Total Acres:	0.00	Total Land Value:	340,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		327,003			
TOTAL MARKET OB/XF VALUE		7,501			
TOTAL LAND VALUE - MARKET		340,000			
TOTAL MARKET VALUE		674,504			
SOH/AGL Deduction		227,906			
ASSESSED VALUE		446,598			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		396,598			
TOTAL JUST VALUE		674,504			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		493,912			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615091	REPAIR/RRF	15,000	06/15/2016
95-01705	NEW CONSTR	1,110,000	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0716/0947	10/20/1994	WD U	V	09	75,000
GRANTOR: JONES D LEE & MARGARE					
GRANTEE: KNAPPENBERGER GARY					
0644/1036	12/23/1991	WD U	V	01	100
GRANTOR: BLACK MARGARET A					
GRANTEE: JONES D LEE & M					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UGR=[YR=1997] W25 BAS=[YR=1997] N5 FOP=[YR=1997] N8 W43 S8 E43\$ W43 S30 E24 D2 R2 E4 U2 R2 E11 N25\$ S30 E25 N30\$ PTR= W85 UUS=[YR=1997] W25 FUS=[YR=1997] N5 FOP=[YR=2007] N8 W43 S8 E43\$ W43 S30 E43 N25\$ S30 E25 N30\$ E85\$.					

Common:	340,000
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