LOT 18 OR 293 PG 107
PIRATES WOOD 2 UNR

PRUITT ALMA D
1800 ATLANTIC AV
FERNANDINA BEACH, FL 32034

**2023**

**43-3N-28-509B-0018-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

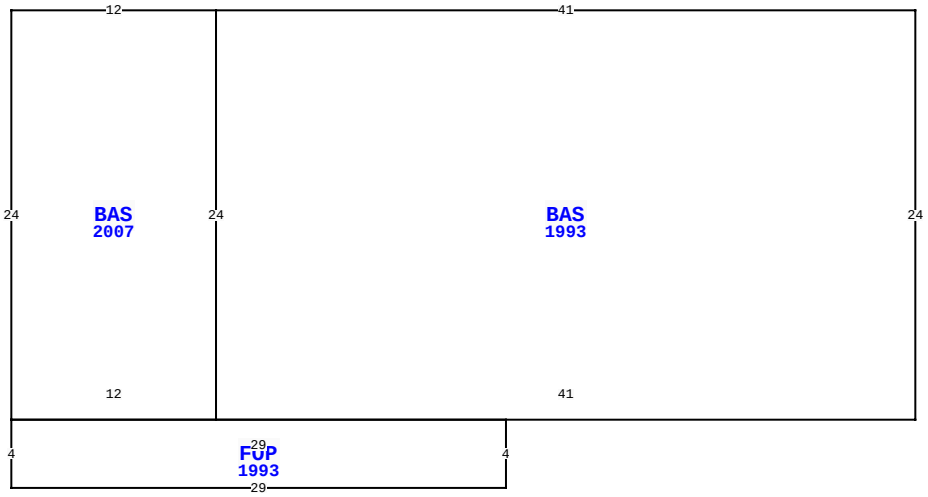
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 984 | 100 | 984 | 86,420 |
| BAS | 288 | 100 | 288 | 25,294 |
| FOP | 116 | 30 | 35 | 3,074 |
| TOTALS | 1,388 | | 1,307 | 114,788 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,307 | 121.2640 | 109.44 | 143,038 | 1972 | 1972 | 0 | 0 | 0 | 19.75 | 80.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1272 HX Base Yr




97099 CORSAIR TRL, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/28/2004 | RK | LGL DATE | |
| XF DATE | 04/28/2008 | RK | LAND DATE | 06/16/2023 MLU |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 114,788 |
| TOTAL MARKET OB/XF VALUE | 128 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 214,916 |
| SOH/AGL Deduction | 68,606 |
| ASSESSED VALUE | 146,310 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 146,310 |
| TOTAL JUST VALUE | 214,916 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 155,817 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0293/0107 | 6/01/1979 | WD | Q | I | | 17,200 |

GRANTOR:
GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2007] W12 S24 FOP=[YR=1993] S4 E29 N4W29$ E12N24$ S24 E41 N24$ .

### EXTRA FEATURES

| LN | 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 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 128 | |

### LAND DESCRIPTION

TOTAL OB/XF 128

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | 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 10/15/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS