LOT 43
IN OR 1151/5 & OR 1849/204
PIRATES WOOD 2 UNR

JORDAN MARY THWEATT
PO BOX 15954
FERNANDINA BEACH, FL 32035

2023

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

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

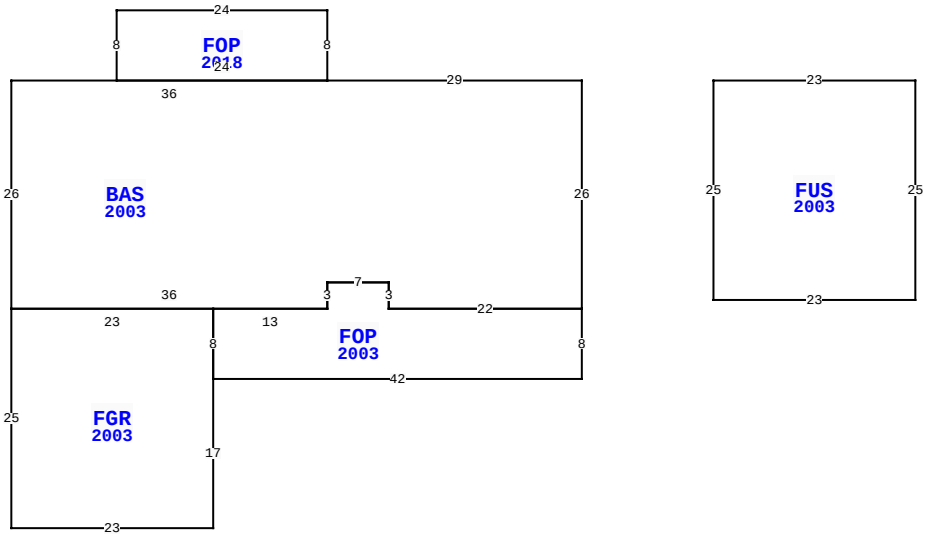
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	172,499
FGR	575	55	316	32,660
FOP	357	30	107	11,059
FOP	192	30	58	5,995
FUS	575	100	575	59,429
TOTALS	3,368		2,725	281,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,725	95.9040	113.89	310,350	2003	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2016 Heated Area: 2244 HX Base Yr 2016



97071 LAFFITES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,643
TOTAL MARKET OB/XF VALUE		3,040
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		384,683
SOH/AGL Deduction		220,504
ASSESSED VALUE		164,179
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		109,179
TOTAL JUST VALUE		384,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310724	NEW CONSTR	60,365	01/01/2003
B0210378	MH MOVE-ON	1	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/0204	2/28/2013	QC	U	I	11	100
GRANTOR: JORDAN CHARLES A						
GRANTEE: JORDAN MARY THWEATT						
1151/0005	7/07/2003	WD	U	V	01	100
GRANTOR: JORDAN MARY THWEATT &						
GRANTEE: JORDAN MARY T & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 FOP=[YR=2018] N8 W24 S8 E24$ W36 S26 FGR=[YR=2003] S25 E23 N17 FOP=[YR=2003] E42 N8 W22 N3 W7 S3 W13 S8$ N8 W23$ E36 N3 E7 S3 E22 N26$ PTR=E15 FUS=[YR=2003] E23 S25 W23 N25 $ W15$.

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	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2003	2003	3	84	3,040	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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	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 10/18/2018 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS