LOT 44
IN OR 1234/474
PIRATES WOOD 2 UNR

SUGGS JESSE W & JENNIFER F
97087 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

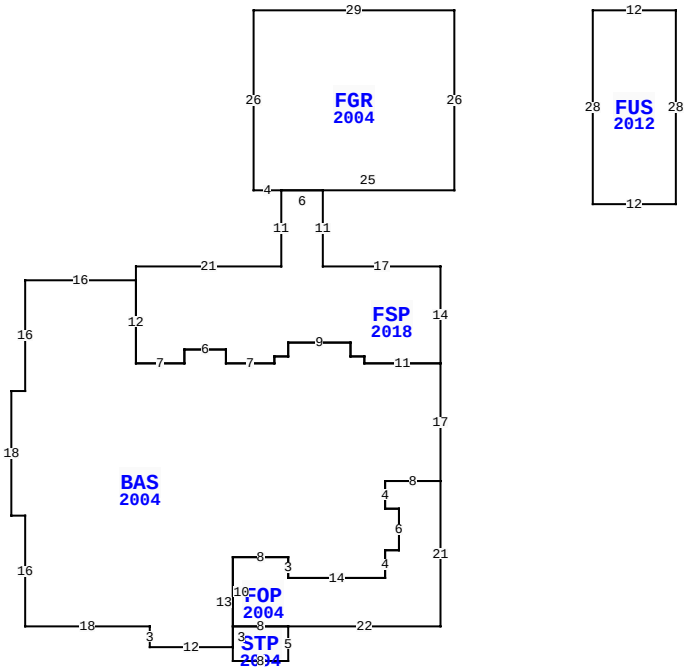
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,253	100	2,253	226,300
FGR	754	55	415	41,684
FOP	334	30	100	10,044
FSP	639	40	256	25,714
FUS	336	100	336	33,749
STP	40	10	4	401
TOTALS	4,356		3,364	337,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,364	97.7868	116.12	390,628	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2589 HX Base Yr 2005



97087 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		337,893
TOTAL MARKET OB/XF VALUE		15,568
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		453,461
SOH/AGL Deduction		240,622
ASSESSED VALUE		212,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,839
TOTAL JUST VALUE		453,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311542	NEW CONSTR	184,264	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0474	5/28/2004	QC	U	V	01	100
GRANTOR: SUGGS JESSE WADE						
GRANTEE: SUGGS JESSE W & JEN						
1083/1429	9/30/2002	WD	Q	V		21,000
GRANTOR: MAULDIN-COTTRELL INC						
GRANTEE: SUGGS JESSE WADE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W29 S26 E4 FSP=[YR=2018] S11 W21 S2 BAS=[YR=2004] W16 S16 W2 S18 E2 S16 E18 S3 E12 STP=[YR=2004] S2 E8 N5 FOP=[YR=2004] E22 N21 W8 S4 E2 S6 W2 S4 W14 N3 W8 S10 E8$ W8 S3$ N13 E8 S3 E14 N4 E2 N6 W2 N4 E8 N17 W11 N1 W2 N2 W9 S2 W2 S1 W7 N2 W6 S2 W7 N12$ S12 E7 N2 E6 S2 E7 N1 E2 N2 E9 S2 E2 S1 E11 N14 W17 N11 W6$ E25 N26$ PTR=E20 FUS=[YR=2012] E12 S28 W12 N28$ W20$.

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	0812	CONCRETE C	0	100	0	0	3,620.00	SF	4.00	4.00	100	2004	2004	3	86	12,453	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 15,568

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