

LOT 48
IN OR 1834/874
PIRATES WOOD 2 UNR

GRIFFIN TERRY ANN
97175 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0048-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		0100	01	2,177	121.7160	109.85	239,143	1994	1994	0	0	0	13.75	86.25	VALUATION BY												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1999										Heated Area: 1856					HX Base Yr 1999					STANDARD					
Roof Cover	03	COMP SHNGL 100												Tax Group: 4					Tax Dist:										
Interior Wall	05	DRYWALL 100												BUILDING MARKET VALUE					206,261										
Interior Floo	14	CARPET 80												TOTAL MARKET OB/XF VALUE					11,468										
Interior Floo	08	SHT VINYL 20												TOTAL LAND VALUE - MARKET					100,000										
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE					317,729										
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction					172,433										
Bedrooms		3 100												ASSESSED VALUE					145,296										
Bathrooms		3 100												TOTAL EXEMPTION VALUE					50,000										
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE					95,296										
Stories														TOTAL JUST VALUE					317,729										
Units														NCON VALUE					0										
Occupancy	00	NONE 100												INCOME VALUE															
				PREVIOUS YEAR MKT VALUE					237,211																				