

LOT 49
IN OR 1837/595
PIRATES WOOD 2 UNR

COURSON CHARLES DEREK
97197 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0049-0000



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	PAGE 1 of 1											
Exterior Wall	12	CEDAR 100	0100	01	2,707	114.0480	102.93	278,632	1989	1989	0	0	016.50	83.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 2622											
Roof Cover	03	COMP SHNGL 100	HX Base Yr																							
Interior Wall	05	DRYWALL 100	38												25											
Interior Floo	14	CARPET 100	38												38											
Air Condition	03	CENTRAL 100	38												38											
Heating Type	04	AIR DUCTED 100	38												38											
Bedrooms	2	2 100	38												38											
Bathrooms	2	2 100	38												38											
Frame	02	WOOD FRAME 100	38												38											
Stories	2.	2. 100	38												38											
Units	0	0 100	38												38											
Occupancy	00	NONE 100	38												38											
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	1,672	100	1,672	143,703																						
FUS	950	100	950	81,650																						
UOP	200	20	40	3,438																						
UOP	224	20	45	3,868																						
TOTALS			3,046	2,707	232,658																					
EXTRA FEATURES			97197 LAFFITES WAY, YULEE																							
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	1242	WD DECK A	0	0	9	18	162.00	SF	10.00	10.00	100	1989	1989	3	20	324										
2	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1989	1989	3	20	256										
3	0940	SHEDS/PORT	0	0	20	24	480.00	SF	20.10	20.10	100	1990	1990	3	20	1,930										
4	0350	CARPORT WD	0	0	11	20	220.00	SF	13.00	13.00	100	1990	1990	3	20	572										
5	0752	USP	0	0	21	8	168.00	SF	15.00	15.00	100	2004	2004	3	40	1,008										
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115										
7	0510	GARAGE WD-	0	0	19	19	361.00	SF	35.00	35.00	100	2004	2004	3	40	5,054										
LAND DESCRIPTION			TOTAL OB/XF												12,259											
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	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 10/18/2018 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																										