LOT 51
IN OR 1579/1645
PIRATES WOOD 2 UNR

PECK DEBARAH H
97239 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
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		3 100
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

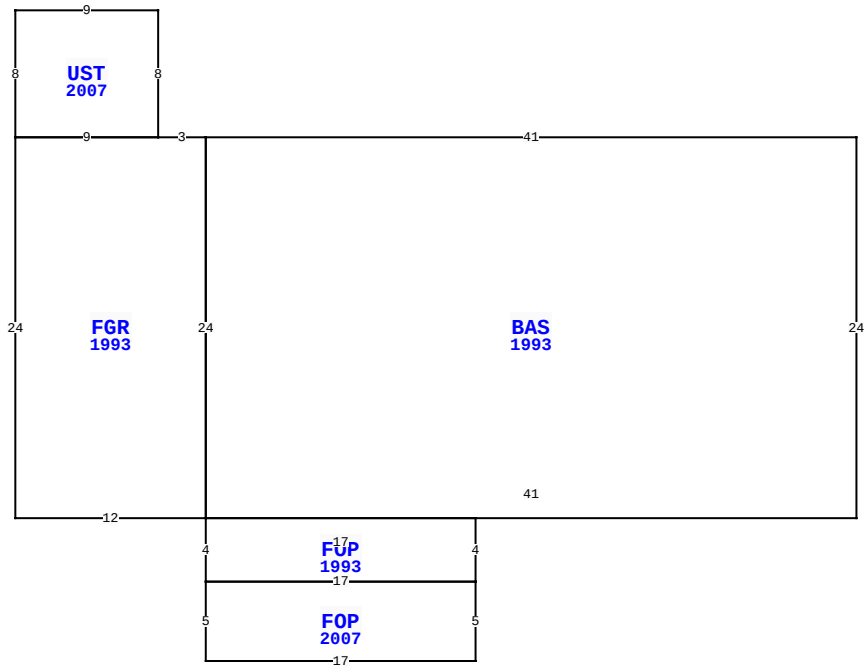
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	86,254
FGR	288	55	158	13,849
FOP	68	30	20	1,753
FOP	85	30	26	2,279
UST	72	45	32	2,805
TOTALS	1,497		1,220	106,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	133.5070	120.49	146,998	1972	1985	0	0	0	27.25	72.75

1 SINGLE FAM – 100% - 2014 Heated Area: 984 HX Base Yr 2014



97239 LAFFITES WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,941
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		209,891
SOH/AGL Deduction		122,342
ASSESSED VALUE		87,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,549
TOTAL JUST VALUE		209,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1579/1645	8/04/2008	QC	U	I	01	100
GRANTOR: SWEAT MERLE V						
GRANTEE: SWEAT MERLE V & DEB						
0229/0258	1/01/1976	WD	Q	I		23,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W3 UST=[YR=2007] N8 W9 S8 E9$ W9 S24 E12 N24$ S24 FOP=[YR=1993] S4 FOP=[YR=2007] S5 E17 N5 W17$ E17 N4 W17$ 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	100	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	
2	0351	CARPORT MT	0	100	12	21	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1995	1995	3	72	2,246	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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 11/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS