

LOT 53  
IN OR 1383/463  
PIRATES WOOD 2 UNR

BRANAN EDWARD R  
97279 LAFFITES WAY  
YULEE, FL 32097

2023

43-3N-28-509B-0053-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 |          |    |

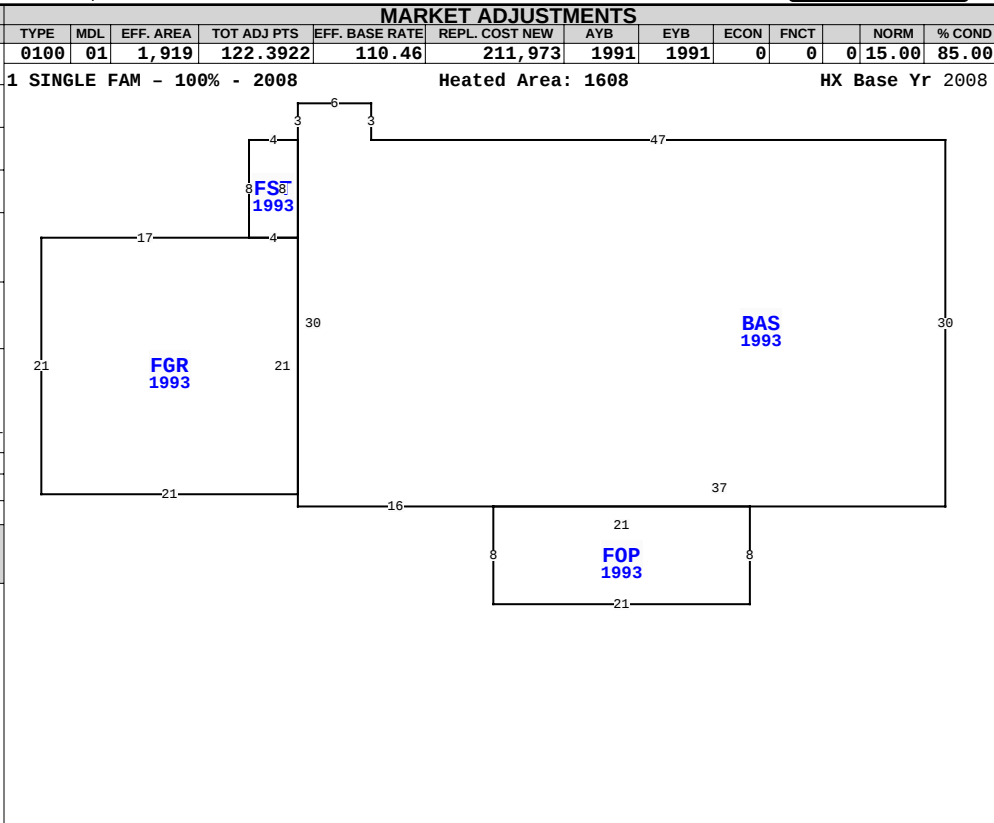
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,608            | 100         | 1,608        | 150,977              |
| FGR       | 441              | 55          | 243          | 22,816               |
| FOP       | 168              | 30          | 50           | 4,695                |
| FST       | 32               | 55          | 18           | 1,690                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,249 |  | 1,919 | 180,177 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 1243       | WD DECK F   | 0   | 100 | 22 | 28 | 616.00   | SF | 8.00     | 8.00           |       |
| 3              | 0351       | CARPORT MT  | 0   | 100 | 30 | 20 | 600.00   | SF | 10.00    | 10.00          |       |
| 4              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,915.00 | SF | 4.00     | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 10/18/2018 | BY | KW |
|-------------|------------|----|----|



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 97279 LAFFITES WAY, YULEE | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 16,507      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 180,177   |             |
| TOTAL MARKET OB/XF VALUE  |  | 16,507    |             |
| TOTAL LAND VALUE - MARKET |  | 100,000   |             |
| TOTAL MARKET VALUE        |  | 296,684   |             |
| SOH/AGL Deduction         |  | 161,470   |             |
| ASSESSED VALUE            |  | 135,214   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 85,214    |             |
| TOTAL JUST VALUE          |  | 296,684   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 220,327   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1383/0463                      | 1/20/2006 | WD        | Q   | I   |        | 206,000    |  |
| GRANTOR: SAPP RAYMOND E & BENI |           |           |     |     |        |            |  |
| GRANTEE: BRANAN EDWARD R       |           |           |     |     |        |            |  |
| 0603/0612                      | 8/01/1990 | WD        | U   | V   | 01     | 100        |  |
| GRANTOR: LYONS CHARLES L       |           |           |     |     |        |            |  |
| GRANTEE: SAPP RAYMOND & B      |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W47 N3 W6 S3 FST=[YR=1993] W4 S8 FGR=[YR=1993] W17 S21 E21 N21 W4\$ E4 N8\$ S30 E16 FOP=[YR=1993] S8 E21 N8 W21\$ E37 N30\$. |  |  |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |                           |
|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
| Total Acres: 0.00 | Total Land Value: 100,000 | Market: 0 | Agricultural: 0 | Common: 100,000 | PRINTED 08/02/2023 BY SYS |
|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|