

LOT 54
IN OR 584/817
PIRATES WOOD 2 UNR

CAMAROTTI FRANK J & DIANE E
97295 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0054-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 80								0900	01	1,938	105.3892	125.15	242,541	1990	1995	0	0	0	14.65	85.35																	
Exterior Wall	20	FACE BRICK 20								1 SNGL FAM - 100% - 1991										Heated Area: 1932										HX Base Yr 1991									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	11	CLAY TILE 40																																					
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		02 Quality Level 02																																					
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	1,532	100	1,532	163,642																																			
BAS	400	100	400	42,726																																			
FOP	20	30	6	641																																			
TOTALS		1,952		1,938		207,009														BLD DATE		03/03/2023		NW		LGL DATE				06/16/2023		MLU							
XF DATE																																							
INC DATE																																							
97295 LAFFITES WAY, YULEE																																							
EXTRA FEATURES																																							
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	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	1990	1990	3	62	1,104																							
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	18.00	18.00	100	2015	2015	3	74	2,398																							
3	0351	CARPORT MT	0	100	18	20	360.00	SF	6.00	6.00	100	2015	2015	3	74	1,598																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/25/2022 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																							