LOT 56
IN OR 2573/889
PIRATES WOOD 2 UNR

LYNCKER CAREY O JR
97321 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509B-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

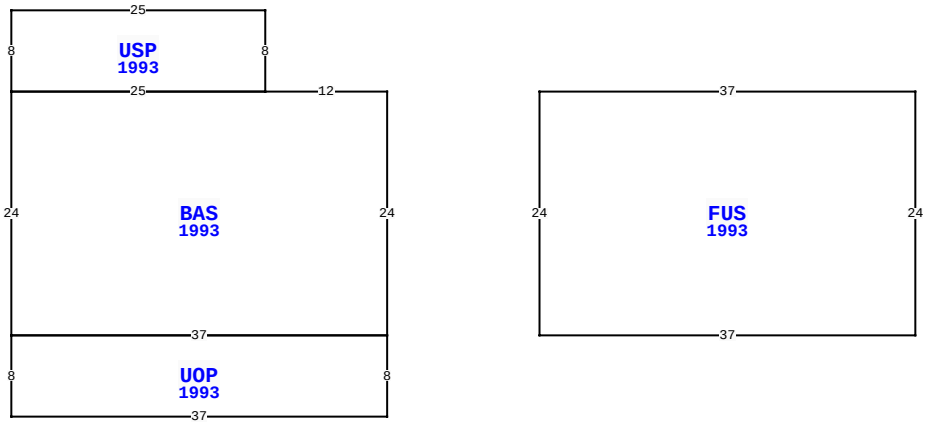
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	84,708
FUS	888	100	888	84,708
UOP	296	20	59	5,628
USP	200	30	60	5,724
TOTALS	2,272		1,895	180,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,895	127.3510	114.93	217,792	1988	1988	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1776 HX Base Yr 2009



97321 LAFFITES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,767
TOTAL MARKET OB/XF VALUE		19,428
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		300,195
SOH/AGL Deduction		166,190
ASSESSED VALUE		134,005
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,005
TOTAL JUST VALUE		300,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01499	GARAGE	9,520	12/01/1994
9441463	NEW CONSTR	500	12/01/1994
2968	NEW CONSTR	3,200	03/24/1988
4697	NEW CONSTR	53,700	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0889	7/06/2022	QC	U	I	11	25,000
GRANTOR: LYNCKER CAREY O & YHV						
GRANTEE: LYNCKER CAREY O JR						
1606/1995	12/17/2008	QC	U	I	01	39,700
GRANTOR: LYNCKER CAREY O & YHV						
GRANTEE: LYNCKER CAREY O JR						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50	6.50	100	1995	1995	3	72	1,778	
3	0511	GARAGE CB-	0	100	21	27	567.00	SF	40.00	40.00	100	1995	1995	3	72	16,330	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] N8 W25 S8 E25 $ W25 S24
UOP=[YR=1993] S8 E37 N8 W37 $ E37 N24 $ PTR= E15
FUS=[YR=1993] E37 S24 W37 N24 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 19,428

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 01/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS