

LOTS 2 & 103
IN OR 2483/951
PIRATES WOODS #3 UNR

KAPPARIS SHANNON L
97160 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0002-0000



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 4												
Exterior Wall	31	HARDIE BRD 100	0900	01	4,264	86.3280	102.51	437,103	2000	2004	0	0	0	8.50	91.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001														Heated Area: 3564											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2001											
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	08	SHT VINYL 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		5 100																										
Bathrooms		4 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
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	1,612	100	1,612	151,200																								
BAS	130	100	130	12,193																								
BAS	510	100	510	47,836																								
BAS	512	100	512	48,024																								
FGR	768	55	422	39,582																								
FOP	416	30	125	11,725																								
FUS	800	100	800	75,037																								
USP	510	30	153	14,351																								
TOTALS			5,258	4,264	399,949																							
EXTRA FEATURES			97160 LAFFITES WAY, YULEE																									
BLD DATE															LGL DATE			06/16/2023			MLU							
XF DATE															LAND DATE													
INC DATE															AG DATE													
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975												
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	80	47												
4	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	4.00	100	2005	2005	3	87	7,517												
6	0351	CARPORT MT	0	100	22	40	880.00	SF	30.00	30.00	100	2010	2010	3	50	13,200												
7	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2014	2014	3	78	29,835												
8	0911	SCRN RM A	0	100	20	40	800.00	SF	17.50	17.50	100	2014	2014	3	70	9,800												
9	0845	KOOL DECK	0	100	0	0	350.00	SF	7.25	7.25	100	2014	2014	3	95	2,411												
LAND DESCRIPTION			TOTAL OB/XF 65,785																									
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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000											
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	85,000											
REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																												