

LOT 7
IN OR 2365/725
PIRATES WOOD #3 UNR

DOUGLAS ROBERT W & MELANIE A
97258 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0007-0000



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	0100	01	1,989	122.5539	110.60	219,983	2005	2010	0	0	0	5.50	94.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1638												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
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	1,638	100	1,638	171,199																								
DCC	147	15	22	2,299																								
DCC	237	15	36	3,763																								
FGR	440	55	242	25,293																								
FOP	20	30	6	627																								
FOP	105	30	32	3,344																								
FOP	42	30	13	1,359																								
TOTALS			2,629	1,989	207,884																							
EXTRA FEATURES					97258 LAFFITES WAY, YULEE																							
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	0812	CONCRETE C	0 100	0 0	1,021.00	SF	4.00	4.00	100	2005	2005	3	87	3,553														
2	0811	CONCRETE B	0 100	0 0	621.00	SF	5.20	5.20	100	2009	2009	3	91	2,939														
3	0351	CARPORT MT	0 100	20 20	400.00	SF	10.00	10.00	100	2010	2010	3	50	2,000														
4	1076	TRELLIS A	0 100	15 13	195.00	SF	7.50	7.50	100	2017	2017	3	87	1,272														
LAND DESCRIPTION																												
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											
REVIEW DATE 04/07/2021 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																												