LOT 11
IN OR 164 PG 126
PIRATES WOOD 3 UNR

BRIGGS ROBERT E & HAZEL E
97340 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

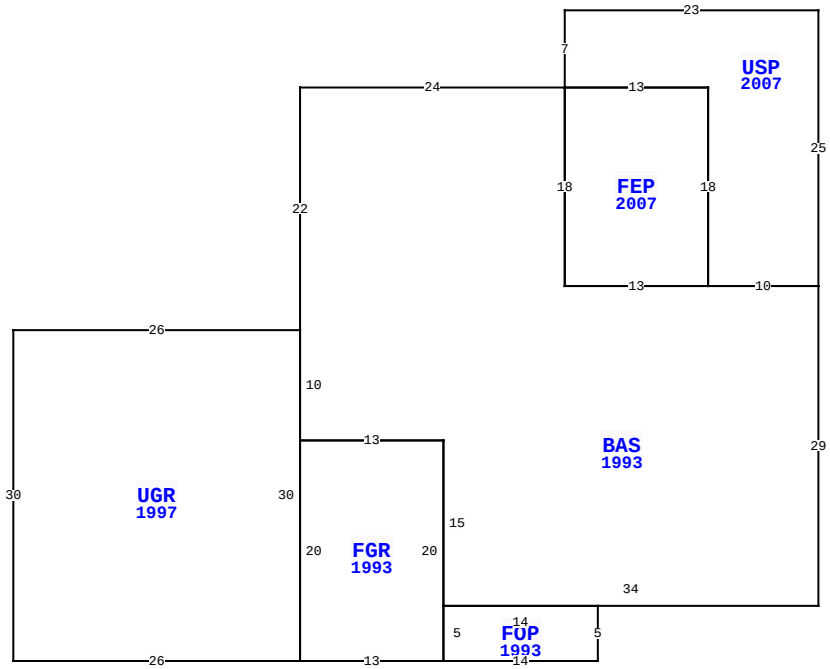
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	113,013
FEP	234	80	187	13,209
FGR	260	55	143	10,101
FOP	70	30	21	1,483
UGR	780	45	351	24,792
USP	341	30	102	7,205
TOTALS	3,285		2,404	169,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	118.5800	107.02	257,276	1974	1974	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 0 Heated Area: 1600 HX Base Yr



97340 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		169,802
TOTAL MARKET OB/XF VALUE		7,383
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		272,185
SOH/AGL Deduction		136,887
ASSESSED VALUE		135,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,298
TOTAL JUST VALUE		272,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704143	GARAGE	13,260	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] N25 W23 S7 E13 S18 E10 $ BAS=[YR=1993] W10 FEP=[YR=2007] N18 W13 S18 E13$ W13 N18 W24 S22 UGR=[YR=1997] W26 S30 E26 FGR=[YR=1993] E13 FOP=[YR=1993] E14 N5 W14 S5$ N20 W13 S20$ N30$ S10 E13 S15 E34 N29$.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1989	1989	3	20	965	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	0811	CONCRETE B	0	100	0	0	1,296.00	SF	5.20	5.20	100	1990	1990	3	62	4,178	

LAND DESCRIPTION

TOTAL OB/XF 7,383

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	0.95	100,000.00	95,000.00	95,000							

REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS