

LOT 13
IN OR 786/1101
PIRATES WOOD 3 UNR

MCFADDEN HERBERT & MERRIMAE C
97370 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0013-0000



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	12	CEDAR 100	0100	01	1,747	128.8100	116.25	203,089	1997	1997	0	0	12.50	87.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1998													Heated Area: 1575 HX Base Yr 1998													
Roof Cover	03	COMP SHNGL 100	STR 2017 FOP 1997 BAS 1997 FOP 1997 STR 2017 FUS 1997													Tax Group: 4 Tax Dist:													
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 177,703													
Interior Wall	06	CUST PANEL 10														TOTAL MARKET OB/XF VALUE 5,113													
Interior Floo	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET 95,000													
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 277,816													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 151,074													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 126,742													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bathrooms	2	100														BASE TAXABLE VALUE 76,742													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 277,816													
Stories	2.	2. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 208,267																										
Quality		05	Quality Level 05																										
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	1,065	100	1,065	108,330																									
FOP	272	30	82	8,341																									
FOP	272	30	82	8,341																									
FUS	510	100	510	51,877																									
STR	20	10	2	204																									
STR	55	10	6	611																									
TOTALS		2,194	1,747	177,703																									
EXTRA FEATURES										97370 LAFFITES WAY, YULEE										BLD DATE XF DATE INC 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	0940	SHEDS/PORT	0 100	15	16	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440														
2	0681	POLE SHED	0 100	15	6	90.00	SF	15.00	15.00	100	1998	1998	3	27	365														
3	0681	POLE SHED	0 100	15	10	150.00	SF	15.00	15.00	100	1998	1998	3	27	608														
4	0351	CARPORT MT	0 100	25	18	450.00	SF	10.00	10.00	100	2012	2012	3	60	2,700														
LAND DESCRIPTION										TOTAL OB/XF 5,113																			
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	0.95	100,000.00	95,000.00	95,000												
REVIEW DATE 01/18/2018 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS																													