

LOT 14
IN OR 1397/871
PIRATES WOOD #3 UNR

COCHRAN DOUGLAS W SR
97394 LAFFITES WAY
YULEE, FL 32097-9306

2023

43-3N-28-509C-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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
BAS	968	100
FEP	88	80
FSP	128	40
TOTALS	1,184	1,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,089	132.8710	119.92	130,593	1985	1985	0	0	26.35	73.65
1 SINGLE FAM - 100% - 2009 Heated Area: 968 HX Base Yr 2009											
BAS 1993											
FEP 1993											
FSP 1993											
TOTALS 1,184 1,089 96,182											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	28	448.00	SF	7.50	7.50	100	1988
2	0811	CONCRETE B	0 100	12	3	36.00	SF	5.20	5.20	100	2006
3	0351	CARPORT MT	0 100	31	18	558.00	SF	4.50	4.50	100	2006
4	0100	BAR-B-Q	0 100	0	0	1.00	UT	100.00	100.00	100	2006
5	0803	ASPHALT C	0 100	0	0	3,812.00	SF	1.50	1.50	100	2006
TOTALS 1,184 1,089 96,182											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00
TOTALS 1,184 1,089 96,182											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				101,946			
TOTAL MARKET OB/XF VALUE				5,077			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				207,023			
SOH/AGL Deduction				102,816			
ASSESSED VALUE				104,207			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				54,207			
TOTAL JUST VALUE				207,023			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				150,127			

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	624	100
USP	90	30
TOTALS	714	651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	651	50.6000	17.71	11,529	1994	1994	0	0	50.00	50.00
2 GARAGE RES - 100% - 2009						Heated Area: 624		HX Base Yr 2009			
24 BAS 2006 24 15 USP 2006 15											
26 26 6 6											
				BLD DATE		LGL DATE					
				XF DATE		LAND DATE		06/16/2023 MLU			