LOT 15
IN OR 2553/1758
PIRATES WOOD 3 UNR

ENOS JAMIE M & TRACEY B
97434 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

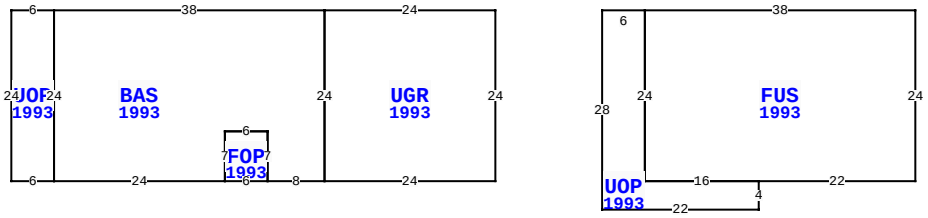
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	870	76,974
FOP	42	30	13	1,150
FUS	912	100	912	80,691
UGR	576	45	259	22,915
UOP	144	20	29	2,566
UOP	232	20	46	4,070
TOTALS	2,776		2,129	188,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	120.2901	108.56	231,124	1983	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

97434 LAFFITES WAY, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,366
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		289,686
SOH/AGL Deduction		0
ASSESSED VALUE		289,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,686
TOTAL JUST VALUE		289,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1758	4/08/2022	WD	Q	I	01	375,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: ENOS JAMIE M & TRAC						
2436/0027	2/19/2021	WD	Q	I	01	235,000
GRANTOR: TAYLOR NATHAN A & CAT						
GRANTEE: COON JAMES H & MART						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W38 UOP=[YR=1993] W6 S24 E6 N24 $ S24 E24 FOP=[YR=1993] E6 N7 W6 S7 $ N7 E6 S7 E8 N24 $ S24 E24 N24 $ PTR= E21 FUS=[YR=1993] E38 S24 W22 UOP=[YR=1993] S4 W22 N28 E6 S24 E16 $ W16 N24 $ W21 $.

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	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1983	1983	3	44	137	
2	0802	ASPHALT B	0	100	0	0	880.00	SF	2.40	2.40	100	2004	2004	3	56	1,183	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/18/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS