

NEWTON CHRISTOPHER R & CAROL M
97315 PIRATES WAY
YULEE, FL 32097

43-3N-28-509C-0054-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	4
VALUATION SUMMARY							
VALUATION BY Tax Group: 4				STANDARD Tax Dist:			
BUILDING MARKET VALUE				228,860			
TOTAL MARKET OB/XF VALUE				5,081			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				333,941			
SOH/AGL Deduction				142,698			
ASSESSED VALUE				191,243			
TOTAL EXEMPTION VALUE HX HB				50,000			
BASE TAXABLE VALUE				141,243			
TOTAL JUST VALUE				333,941			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				237,093			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
C1705457		CO ISSUED		0		12/08/2017	
B1705457		NEW CONSTR		204,569		06/20/2017	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST Q U I V I RSN CD		SALE PRICE	
1996/0451		8/07/2015		WD Q Q V 02		44,500	
GRANTOR: SPINK CLAUDE A							
GRANTEE: NEWTON CHRISTOPHER							
1202/1940		1/22/2004		WD Q Q V		39,000	
GRANTOR: HARDING JACQUELINE M							
GRANTEE: SPINK CLAUDE A							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2017] W21 FOP=[YR=2017] N10 W15 S10 E15\$ W29 S40 E12 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E12 FGR=[YR=2017] S2 E21 N21 W21 S19\$ N19 E21 N21\$. 							
ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
000,000							
Common: 100,000 PRINTED 08/02/2023 BY SYS							