LOT 87
IN OR 1839/1089
PIRATES WOOD #3 UNR

ANN KENWORTHY POTTERY LLC(90%)/CALDWELL HAMILTON P
93 HIGH POINT DRIVE
AMHERST, MA 01002

2023

43-3N-28-509C-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

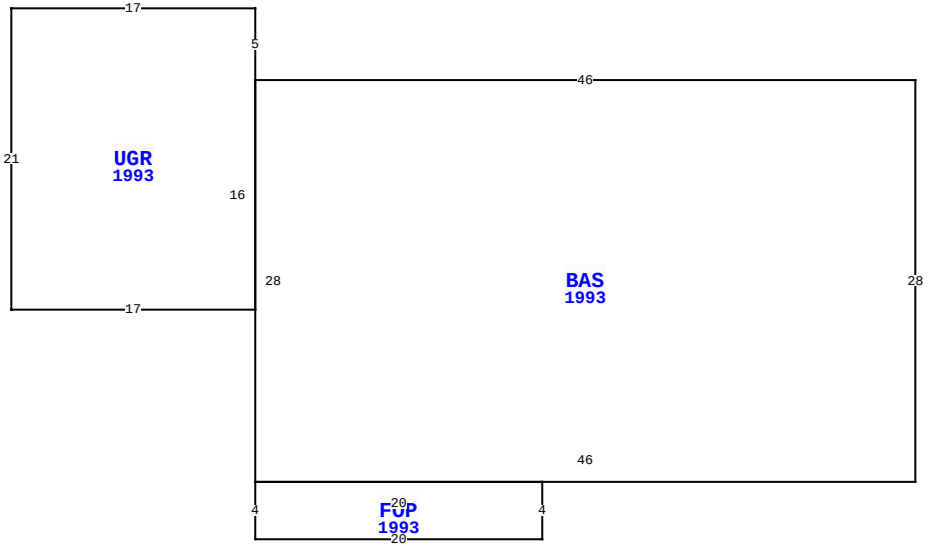
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,288	100	1,288	97,964
FOP	80	30	24	1,826
UGR	357	45	161	12,246
TOTALS	1,725		1,473	112,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	104.0400	93.90	138,315	1984	1984	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1288 HX Base Yr



97499 CUTLASS 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	112,035
TOTAL MARKET OB/XF VALUE	31,530
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	243,565
SOH/AGL Deduction	84,356
ASSESSED VALUE	159,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,209
TOTAL JUST VALUE	243,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327951	28X35FGR	39,808	11/01/2013
B1226500	REPAIR/RRF	30,000	10/01/2012
R1213168	REPAIR/RRF	8,393	10/01/2012
M1217712	H/AC	0	10/01/2012
E25344	TEMP POLE	0	08/01/2012
6744	REMODEL	10,650	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1089	2/11/2013	WD	Q	I	02	97,000
GRANTOR: MATHEWS JOHN & HONI B						
GRANTEE: ANN KENWORTHY POTTE						
0976/0870	3/16/2001	PR	Q	I		85,000
GRANTOR: MAZZA RACHEL P/R FOR						
GRANTEE: MATHEWS JOHN & HONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UGR=[YR=1993] N5 W17 S21 E17 N16 $ S28
FOP=[YR=1993] S4 E20 N4 W20$ E46 N28 $.

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	0	0	0	200.00	SF	6.50	6.50	100	1990	1990	3	62	806	
2	0810	CONCRETE A	0	0	0	0	648.00	SF	5.85	5.85	100	2000	2000	3	80	3,033	
3	0910	SCRN RM L	0	0	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	20	360	
4	0510	GARAGE WD-	0	0	28	35	980.00	SF	35.00	35.00	100	2013	2013	3	75	25,725	
5	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	2013	2013	3	95	865	
6	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	6.50	100	2013	2013	3	95	741	

LAND DESCRIPTION

TOTAL OB/XF 31,530

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	0		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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS