

LOT 89
IN OR 2055/240
PIRATES WOOD 3 UNR

TAYLOR BRADLEY N & SARAH L
97485 CUTLASS LANE
YULEE, FL 32097

2023

43-3N-28-509C-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 02 Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4032.00

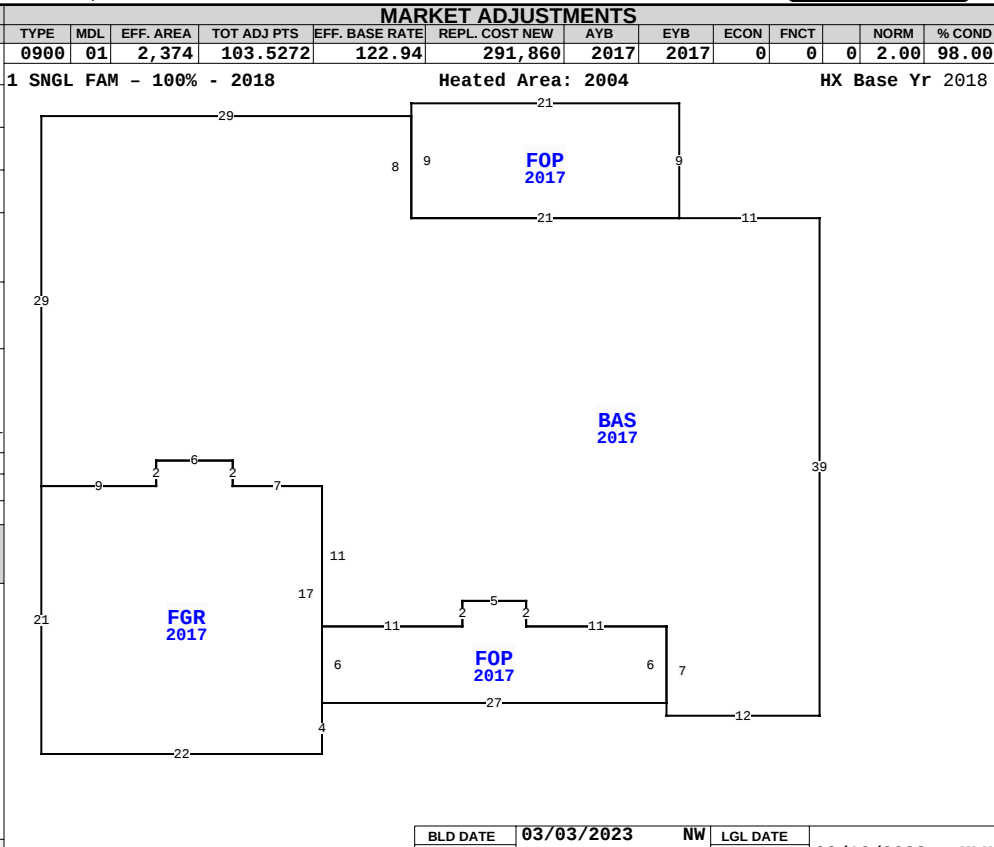
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2,004	241,445
FGR	474	55	261	31,445
FOP	172	30	52	6,265
FOP	189	30	57	6,868
TOTALS	2,839		2,374	286,023

EXTRA FEATURES

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	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2017	2017	3	97	416	
2	0812	CONCRETE C	0 100	100	16	1,600.00	SF	4.00	4.00	100	2017	2017	3	97	6,208	

LAND DESCRIPTION

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	1.10	100,000.00	110,000.00	110,000							



97485 CUTLASS LN, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 6,624

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	1.10	100,000.00	110,000.00	110,000							

REVIEW DATE 07/06/2017 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,023
TOTAL MARKET OB/XF VALUE		6,624
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		402,647
SOH/AGL Deduction		173,033
ASSESSED VALUE		229,614
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,614
TOTAL JUST VALUE		402,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633150	CO ISSUED	0	03/13/2017
B1633150	NEW CONSTR	253,445	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0240	6/24/2016	WD	Q	V	01	39,000
GRANTOR: BARK WILLIAM H & TERE						
GRANTEE: TAYLOR BRADLEY N &						
1220/0640	4/05/2004	WD	U	V	07	100
GRANTOR: PENTICOFF CARL W JR						
GRANTEE: CATRON JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] N9 W21 S9 E21\$ W21 N8 W29 S29 FGR=[YR=2017] S21 E22 N4 FOP=[YR=2017] E27 N6 W11 N2 W5 S2 W11 S6\$ N17 W7 N2 W6 S2 W9\$ E9 N2 E6 S2 E7 S11 E11 N2 E5 S2 E11 S7 E12 N39\$.