LOT 91
IN OR 2651/466
PIRATES WOOD 3 UNR

THOMPSON SHAWN
97471 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

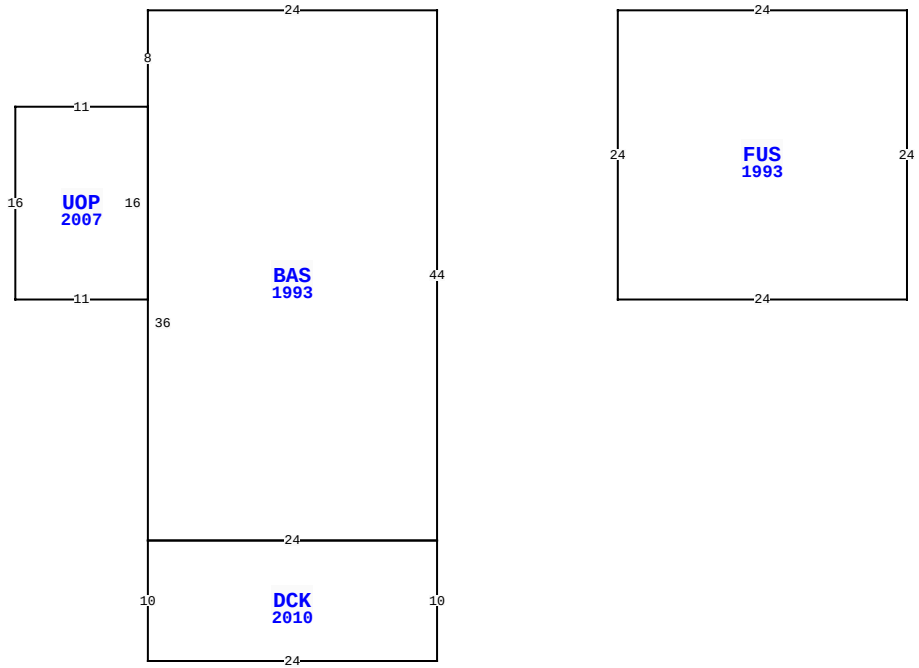
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	80,804
DCK	240	10	24	1,836
FUS	576	100	576	44,075
UOP	176	20	35	2,678
TOTALS	2,048		1,691	129,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	105.0000	94.76	160,239	1974	1974	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1632 HX Base Yr 2016



97471 CUTLASS WAY, YULEE

BLD DATE	05/15/2008	RK	LGL DATE	
XF DATE	05/15/2008	RK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,393
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		230,625
SOH/AGL Deduction		111,818
ASSESSED VALUE		118,807
TOTAL EXEMPTION VALUE	HX HB DX WR	60,000
BASE TAXABLE VALUE		58,807
TOTAL JUST VALUE		230,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984628	REMODEL	15,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/466	6/29/2023	WD	Q	I	01	233,000
GRANTOR: SPIKES RICHARD A						
GRANTEE: THOMPSON SHAWN						
2015/0036	11/19/2015	QC	U	I	11	100
GRANTOR: TOLIVER CHARLES S JR						
GRANTEE: SPIKES RICHARD ALTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S8 UOP=[YR=2007] W11 S16 E11 N16 $ S36
DCK=[YR=2010] S10 E24 N10 W24 $ E24 N44 $ PTR= E15
FUS=[YR=1993] E24 S24 W24 N24$ W15 $.

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
2	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	1999	1999	3	79	1,232	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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 01/13/2020 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS