

LOT 93
IN OR 1895/1654
PIRATES WOOD #3 UNR

WESTFALL JAMES M & JOANN H
97435 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0093-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 90
Exterior Wall	31 HARDIE BRD 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	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	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4032.00	

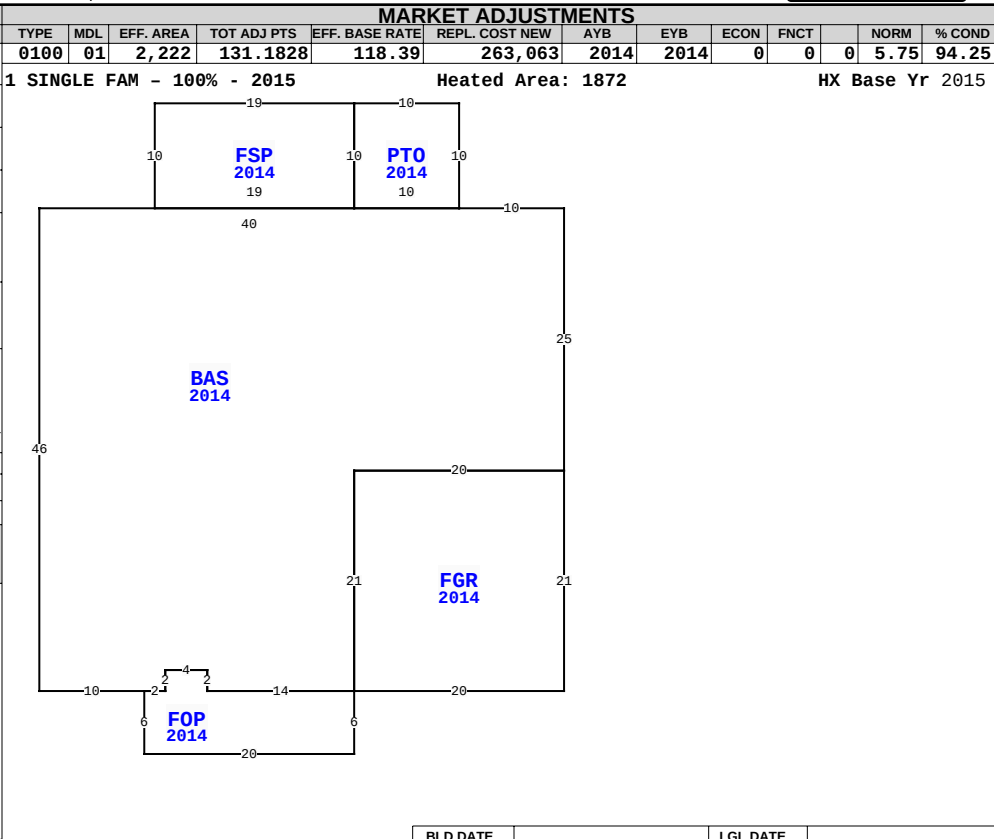
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	208,883
FGR	420	55	231	25,775
FOP	128	30	38	4,240
FSP	190	40	76	8,481
PTO	100	5	5	558
TOTALS	2,710		2,222	247,937

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0811	CONCRETE B	0 100	0	0	2,277.00	SF	5.20	5.20	100	2014	2014	3	95	11,248	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/13/2020	BY	TWA
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97435 CUTLASS WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		14,643
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Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			247,937
TOTAL MARKET OB/XF VALUE			14,643
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			362,580
SOH/AGL Deduction			213,634
ASSESSED VALUE			148,946
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,946
TOTAL JUST VALUE			362,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428160	CO ISSUED	0	03/01/2014
B1428160	NEW CONSTR	233,342	01/01/2014

SALES DATA	
OFF RECORD Number	DATE
1895/1654	12/17/2013
GRANTOR: EDELHAUS BUILDERS INC	
GRANTEE: WESTFALL JAMES M &	
1880/1073	9/20/2013
GRANTOR: MADDOX BUILDERS INC	
GRANTEE: EDELHAUS BUILDERS I	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2014] W10 PTO=[YR=2014] N10 W10 FSP=[YR=2014] W19 S10 E19 N10 \$ S10 E10 \$ W40 S46 E10 FOP=[YR=2014] S6 E20 N6 FGR=[YR=2014] E20 N21 W20 S21 \$ W14 N2 W4 S2 W2 \$ E2 N2 E4 S2 E14 N21 E20 N25 \$.	

OTHER ADJUSTMENTS AND NOTES	
YEAR	DENSITY
DECL	FRZ
YR	CONSRV

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