LOT 94
IN OR 1792/1833
PIRATES WOOD #3 UNR

PETTIT ELIZABETH A
97417 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

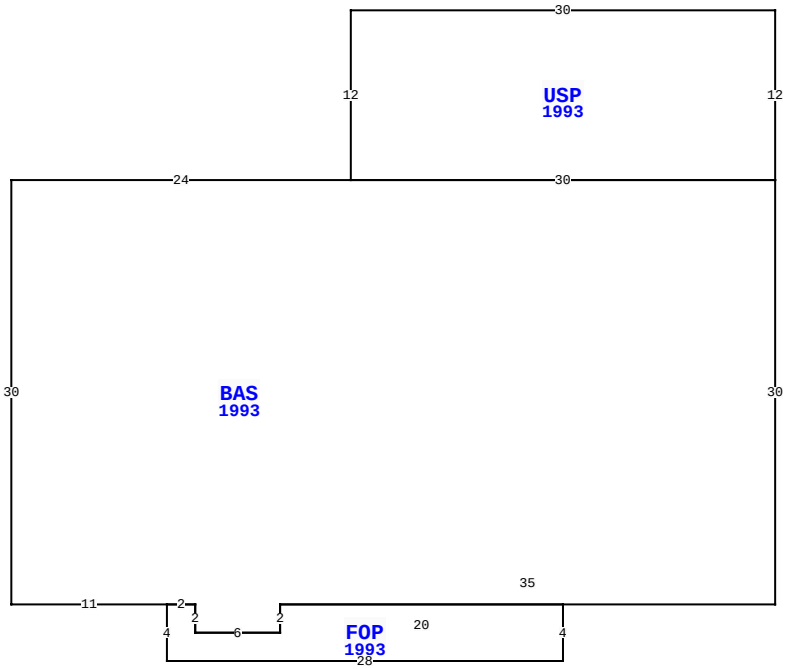
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,632	100	1,632	131,529
FOP	100	30	30	2,418
USP	360	30	108	8,704
TOTALS	2,092		1,770	142,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,770	106.0000	95.66	169,318	1988	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1632 HX Base Yr 1998



97417 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		142,650
TOTAL MARKET OB/XF VALUE		1,476
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		244,126
SOH/AGL Deduction		131,096
ASSESSED VALUE		113,030
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		8,030
TOTAL JUST VALUE		244,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908317	DOOR - 1	919	10/01/2019
B26256	REMODEL	6,848	07/01/2012
5228	NEW CONSTR	2,050	07/19/1988
3099	NEW CONSTR	0	06/23/1988
4980	NEW CONSTR	50,102	06/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/1833	5/09/2012	QC	U	I	11	48,300
GRANTOR: PETTIT ELIZABETH A &						
GRANTEE: PETTIT MACK J & ELI						
0819/1164	1/13/1998	WD	U	I	21	89,500
GRANTOR: GOODRICH JAMES M & SH						
GRANTEE: GRIFFITHS ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W30 S12 BAS=[YR=1993] W24 S30 E11 FOP=[YR=1993] S4 E28 N4 W20 S2 W6 N2 W2 $ E2 S2 E6 N2 E35 N30 W30 $ E30 N12 $.

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	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1995	1995	3	24	864	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1995	1995	3	72	379	
4	1076	TRELLIS A	0	100	24	6	144.00	SF	6.00	6.00	100	2000	2000	3	27	233	

LAND DESCRIPTION

TOTAL OB/XF 1,476

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 07/06/2017 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS