LOT 95
IN OR 1938/533
PIRATES WOOD 3 UNR

THRIFT TERRY
97387 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0095-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

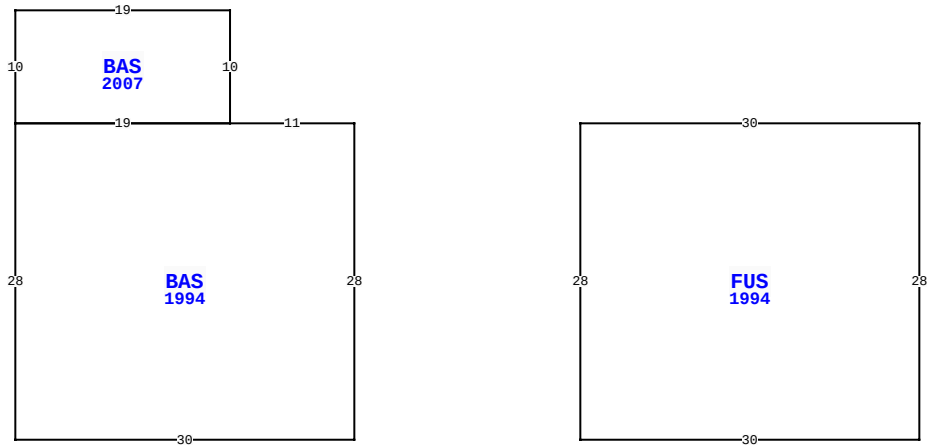
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	76,784
BAS	190	100	190	17,368
FUS	840	100	840	76,784
TOTALS	1,870		1,870	170,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	117.7715	106.29	198,762	1994	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1870 HX Base Yr 2015



97387 CUTLASS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		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		181,644
TOTAL MARKET OB/XF VALUE		2,776
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		284,420
SOH/AGL Deduction		149,294
ASSESSED VALUE		135,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,126
TOTAL JUST VALUE		284,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984915	GARAGE	16,800	05/01/1998
94 1266	NEW CONSTR	0	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/0533	9/16/2014	WD	U	I	30	120,000
GRANTOR: THRIFT GARY B						
GRANTEE: THRIFT TERRY						
0721/0903	1/06/1995	QC	U	V	06	15,000
GRANTOR: THRIFT LIBBY						
GRANTEE: THRIFT GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 BAS=[YR=2007] N10 W19 S10 E19$ W19 S28 E30 N28$ PTR= E20 FUS=[YR=1994] E30 S28 W30 N28$ W20$.

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	100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	77	320	
2	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2001	2001	3	82	2,456	

LAND DESCRIPTION

TOTAL OB/XF 2,776

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 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

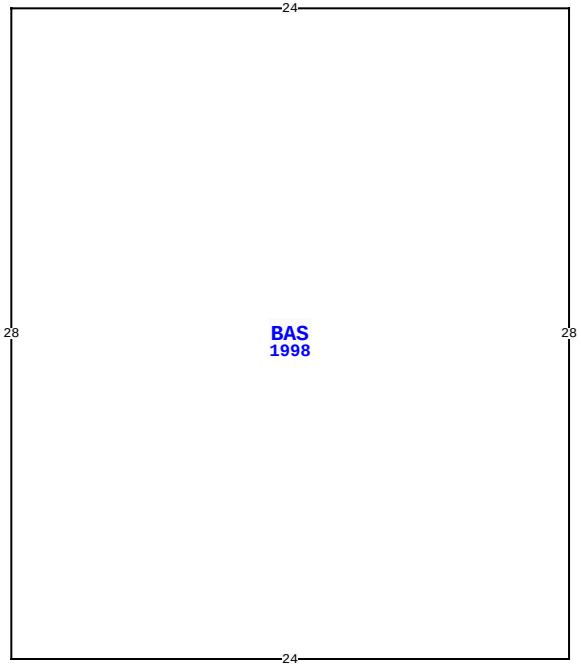
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	10,709
TOTALS	672		672	10,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	75.9000	26.56	17,848	1998	1998	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2015 Heated Area: 672 HX Base Yr 2015



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PREVIOUS YEAR MKT VALUE		215,456

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GRANTOR: THRIFT LIBBY						
GRANTEE: THRIFT GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 S28 E24 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS