

THRIFT DANIEL
97373 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509C-0096-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100 0 100 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4032.00

TOTALS2,7601,946241,653

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A010020480.00SF6.506.5010020152015396499

20504FP-ELECTRI0100001.00UT2,000.002,000.00100201520153971,940

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE01/14/2020BYKWTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND

0900011,946107.8098128.02249,12720152015003.0097.00

1 SNGL FAM - 100% - 2016Heated Area: 1600HX Base Yr 2016

PTO 2019

FGR 2015

FOP 2015

BAS 2015

FOP 2015

BLD DATEXF DATEINC DATE03/03/2023NW06/16/2023MLU

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE241,653

TOTAL MARKET OB/XF VALUE2,439

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE344,092

SOH/AGL Deduction172,008

ASSESSED VALUE172,084

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE122,084

TOTAL JUST VALUE344,092

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE244,700

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1938/05319/16/2014WDUI11100

GRANTOR: THRIFT GARY B

GRANTEE: THRIFT DANIEL

0880/06534/26/1999QCUV01100

GRANTOR: FORSTER ORTRUD E F/K/

GRANTEE: THRIFT GARY B

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 PTO=[YR=2019] W28 S22 E12 N8 E16 N14\$ S14
FOP=[YR=2015] W16 S8 BAS=[YR=2015] W12 S32 E30
FOP=[YR=2015] S6 E10 N6 W10\$ E20 N32 W38\$ E16 N8\$ S8 E22 N22\$.