

LOTS 99 & 100
IN OR 1176/797
PIRATES WOOD 3 UNR

KNOTTS DEBORAH W & RONALD S
97307 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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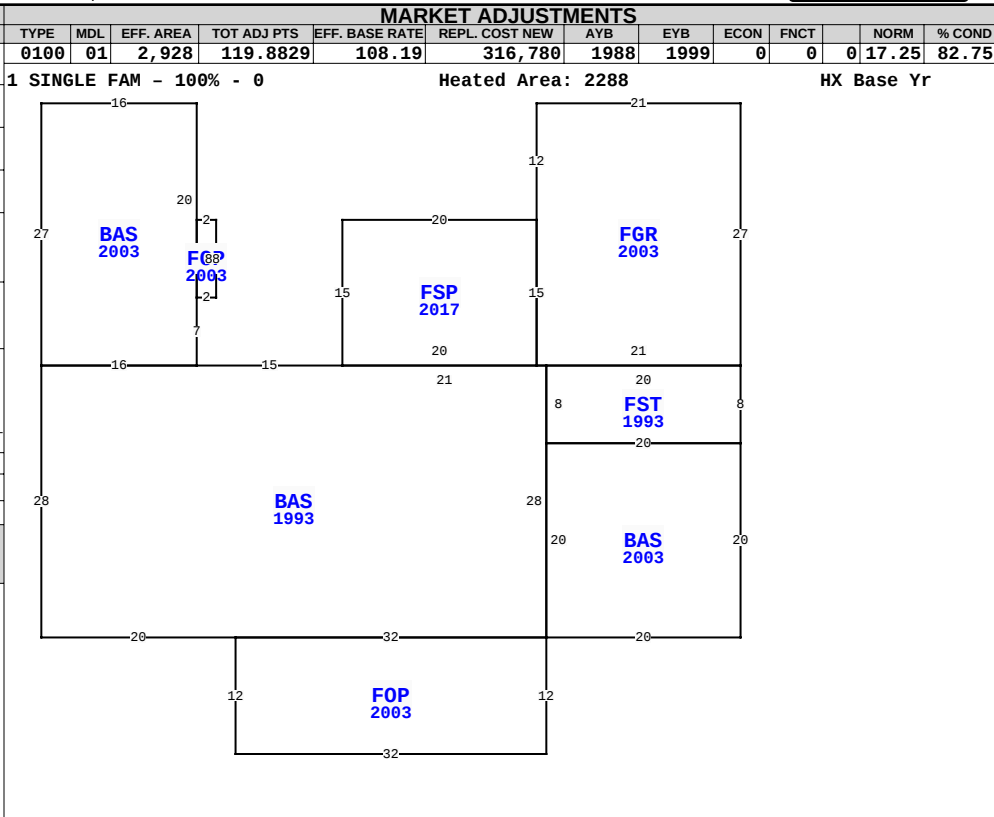
NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	130,352
BAS	400	100	400	35,811
BAS	432	100	432	38,676
FGR	567	55	312	27,932
FOP	16	30	5	448
FOP	384	30	115	10,296
FSP	300	40	120	10,743
FST	160	55	88	7,879

TOTALS	3,715		2,928	262,135
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	46	1,380.00	SF	35.00	35.00	
2	0812	CONCRETE C	0	100	0	0	3,735.00	SF	3.00	3.00	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	2.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
38,543											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			262,135
TOTAL MARKET OB/XF VALUE			38,543
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			470,678
SOH/AGL Deduction			239,820
ASSESSED VALUE			230,858
TOTAL EXEMPTION VALUE			178,101
BASE TAXABLE VALUE			52,757
TOTAL JUST VALUE			470,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4661	NEW CONSTR	56,360	02/16/1988
4804	NEW CONSTR	2,000	02/16/1988
2461	H/AC	2,500	02/16/1988
2910	NEW CONSTR	0	02/16/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1176/0797	9/30/2003	QC	U	I	01	100	
GRANTOR: BEASLEY DEBORAH J							
GRANTEE: KNOTTS DEBORAH W &							
0694/1041	12/16/1993	QC	U	I	06	100	
GRANTOR: BEASLEY TERRY O							
GRANTEE: BEASLEY DEBORAH J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2003] W21 S12 FSP=[YR=2017] W20 S15 BAS=[YR=1993] W15 BAS=[YR=2003] N7 FOP=[YR=2003] E2 N8 W2 S8 \$ N20 W16 S27 E16 \$ W16 S28 E20 FOP=[YR=2003] S12 E32 N12 BAS=[YR=2003] E20 N20 FST=[YR=1993] N8 W20 S8 E20 \$ W20 S20 \$ W32 \$ E32 N28 W21 \$ E20 N15 \$ S15 E21 N27 \$.											