LOTS 101 & 102
IN OR 211/69 & OR 234/63
PIRATES WOOD 3 UNR

ADAMS JOHN D
97277 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	Quality Level 04

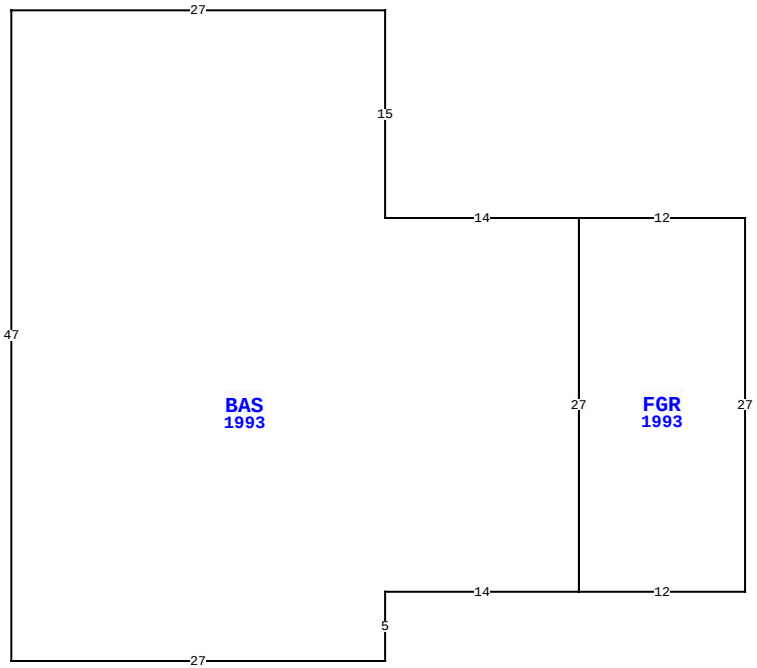
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	126,703
FGR	324	55	178	13,694
TOTALS	1,971		1,825	140,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	129.1500	116.56	212,722	1974	1974	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 1989 Heated Area: 1647 HX Base Yr 1989



97277 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		140,397
TOTAL MARKET OB/XF VALUE		546
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		310,943
SOH/AGL Deduction		192,488
ASSESSED VALUE		118,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,455
TOTAL JUST VALUE		310,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112474	SOLAR PANELS	18,405	09/16/2021
R1707531	REPAIR/RRF	7,500	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0234/0063	2/01/1977	WD	U	V		4,000
GRANTOR:						
GRANTEE:						
0130/0025	1/01/1972	WD	Q	V		3,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N15 W27 S47 E27 N5 E14 FGR=[YR=1993] E12 N27 W12 S27 $ N27$.

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	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	

LAND DESCRIPTION

TOTAL OB/XF 546

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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 01/18/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS