

LOT 107
IN OR 1272/755
PIRATES WOOD #3 UNR

SPRINGER ROBERT H JR & ROBIN K
97049 CUTLASS LANE
YULEE, FL 32097

2023

43-3N-28-509C-0107-0000



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.	1. 100
Units		0 100
Occupancy	00	NONE 100

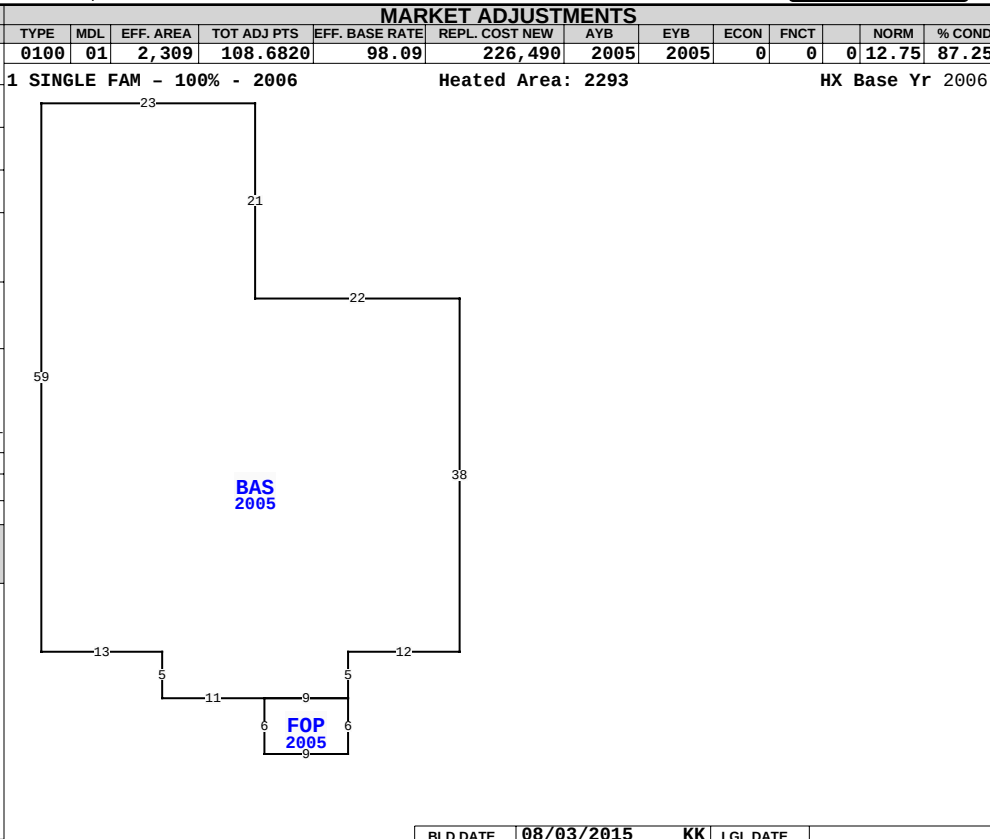
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2,293	196,243
FOP	54	30	16	1,369
TOTALS	2,347		2,309	197,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,241.00	SF	4.00	4.00	100	2005
2	0940	SHEDS/PORT	0 100	12	24	288.00	SF	30.00	30.00	100	2005
3	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20	100	2010
4	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/20/2023 BY DJA



97049 CUTLASS WAY, YULEE

BLD DATE	08/03/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
26,988											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						197,613					
TOTAL MARKET OB/XF VALUE						26,988					
TOTAL LAND VALUE - MARKET						100,000					
TOTAL MARKET VALUE						324,601					
SOH/AGL Deduction						155,219					
ASSESSED VALUE						169,382					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						119,382					
TOTAL JUST VALUE						324,601					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						240,500					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23597	GARAGE	26,978	05/01/2010
B13482	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1272/0755	11/09/2004	QC	U	V	01	100	
GRANTOR: SPRINGER ROBERT & ROB							
GRANTEE: SPRINGER ROBERT H J							
1248/1897	7/28/2004	WD	U	V	07	100	
GRANTOR: CONNER IAN & BONNIE N							
GRANTEE: SPRINGER ROBERT & R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 N21 W23 S59 E13 S5 E11 FOP=[YR=2005] S6 E9 N6 W9\$ E9 N5 E12 N38\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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