

LOT 108
IN OR 2412/1722
PIRATES WOOD #3 UNR

HARWELL JUSTIN T & JENNIFER
97071 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509C-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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

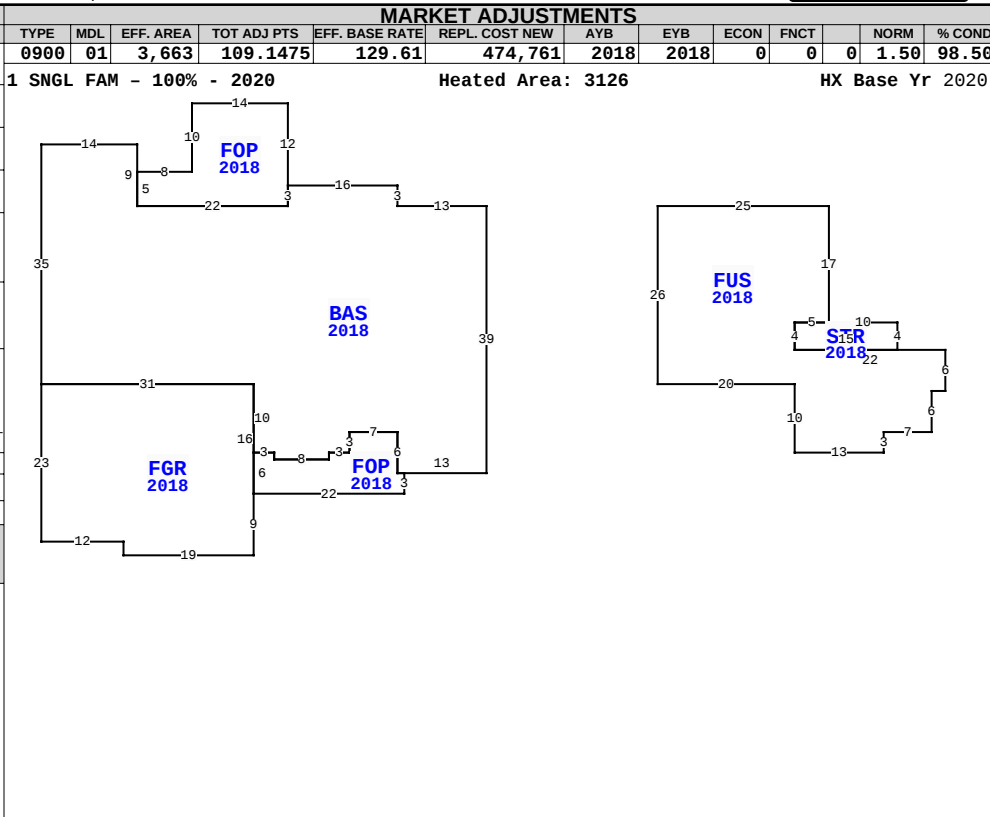
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2,230	284,695
FGR	751	55	413	52,726
FOP	142	30	43	5,489
FOP	250	30	75	9,575
FUS	896	100	896	114,389
STR	60	10	6	766

TOTALS	4,329		3,663	467,640
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50
5	0866	POOL FIBER	0	100	31	15	465.00	SF	72.00
6	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20

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

REVIEW DATE 12/29/2021 BY KW



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

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
2	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	2018	2018	3	98	688	
3	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100	2018	2018	3	98	5,551	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2021	2021	3	97	21,049	
5	0866	POOL FIBER	0	100	31	15	465.00	SF	72.00	72.00	100	2021	2021	3	97	32,476	
6	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00	10.00	100	2021	2021	3	100	7,750	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
8	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20	5.20	100	2021	2021	3	100	5,148	

TOTAL OB/XF										78,067							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										490,215		
TOTAL MARKET OB/XF VALUE										78,067		
TOTAL LAND VALUE - MARKET										100,000		
TOTAL MARKET VALUE										668,282		
SOH/AGL Deduction										274,372		
ASSESSED VALUE										393,910		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										343,910		
TOTAL JUST VALUE										668,282		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										486,343		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103428	SCRN ENCLSR	22,000	03/22/2021
B2100599	SWIM POOL	50,000	01/20/2021
B203955	GARAGE	23,357	05/26/2020
C1703569	CO ISSUED	0	01/19/2018
B1708288	SWIM POOL	28,000	09/20/2017
B1703569	NEW CONSTR	398,709	04/24/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2412/1722	9/09/2020	QC	U	I	11		100
GRANTOR: HARWELL JUSTIN T & JE							
GRANTEE: HARWELL JUSTIN T &							
2045/1673	5/12/2016	WD	Q	V	01		35,000
GRANTOR: MACKLE DOUGLAS F & JO							
GRANTEE: HARWELL JUSTIN T							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018] W13 N3 W16 FOP=[YR=2018] N12 W14 S10 W8 S5 E22 N3\$ S3 W22 N9 W14 S35 FGR=[YR=2018] S23 E12 S2 E19 N9 FOP=[YR=2018] E22 N3 W1 N6 W7 S3 W3 S1 W8 N1 W3 S6\$ N16 W31\$ E31 S10 E3 S1 E8 N1 E3 N3 E7 S6 E13 N39\$ PTR= E25 FUS=[YR=2018] E25 S17 STR=[YR=2018] E10 S4 W15 N4 E5\$ W5 S4 E22 S6 W2 S6 W7 S3 W13 N10 W20 N26\$ W25\$.									

TOTAL OB/XF										78,067							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 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	1,080	100	1,080	22,575
TOTALS	1,080		1,080	22,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	60.9500	21.33	23,036	2020	2020	0	0	0	2.00	98.00
2 GARAGE RES - 100% - 2020						Heated Area: 1080		HX Base Yr 2020				
30 36 30 36 BAS 2020												