LOT 1
PIRATES WOOD # 5 UNR

GLOVER NIGEL K & DONNA S L/E/
97012 LAFFITES WAY
YULEE, FL 32097

2023

43-3N-28-509E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

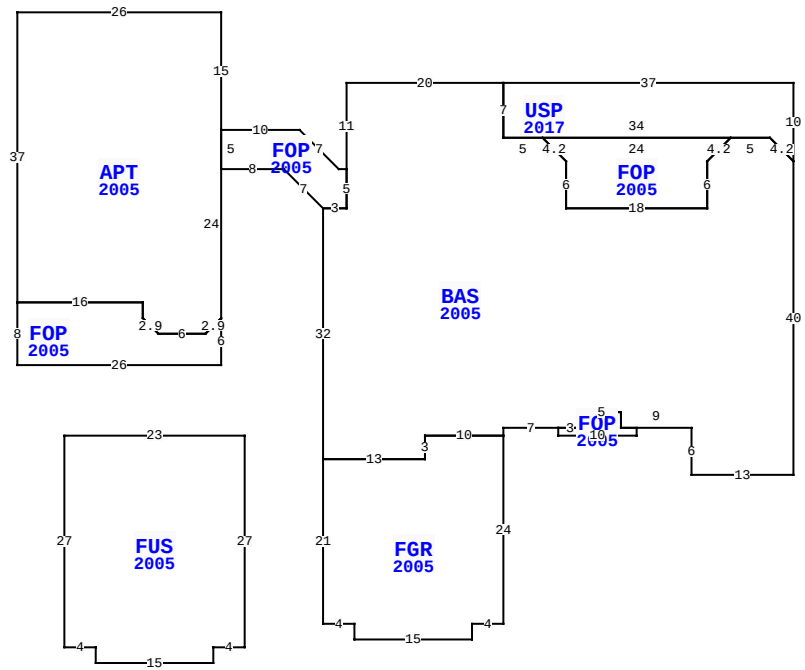
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
APT	998	100	998	124,106
BAS	2,288	100	2,288	284,523
FGR	543	55	299	37,182
FOP	20	30	6	746
FOP	90	30	27	3,358
FOP	171	30	51	6,342
FOP	172	30	52	6,466
FUS	651	100	651	80,955
USP	264	30	79	9,824
TOTALS	5,197		4,451	553,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,451	114.6112	136.10	605,781	2005	2007	0	0	0	8.63	91.37

1 SNGL FAM – 100% - 2019 Heated Area: 3937 HX Base Yr 2019



97012 LAFFITES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		553,502
TOTAL MARKET OB/XF VALUE		13,312
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		666,814
SOH/AGL Deduction		270,522
ASSESSED VALUE		396,292
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,292
TOTAL JUST VALUE		666,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202604	(7) WINDOWS	6,420	04/01/2020
M2002712	H/AC	0	03/26/2020
B0413515	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0595	8/13/2020	LE	U	I	11	100
GRANTOR: GLOVER NIGEL K & DONN						
GRANTEE: HAWKINS ROSALIE G						
2385/0541	8/13/2020	LE	U	I	11	100
GRANTOR: GLOVER NIGEL KENNETH						
GRANTEE: HAWKINS ROSALIE GLO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] N10 W37 S7 E34 D3 R3 $ BAS=[YR=2005] U3 L3 W5FOP=[YR=2005] W24 D3 R3 S6E18N6 U3 R3 $ D3 L3 S6W18N6 U3 L3 W5N7W20S11 FOP=[YR=2005] W1 U5 L5 W10APT=[YR=2005] N15W26S37 FOP=[YR=2005] S8E26N6 D2 L2 W6 U2 L2 N2W16$E16S2 D2 R2 E6 U2 R2 N24$ S5E8 D5 R5 E3N5$S5W3 S32FGR=[YR=2005] S21E4S2E15N2E4N24 W10S3W13$E13 N3E10N1E7FOP=[YR=2005] S1E10N1W2N2W5S2W3$E3N2E5S2E9S6 E13N40$ PTR= W70 S35 FUS=[YR=2005] W23S27E4S2E15 N2E4N27$ N35E70$.

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	0812	CONCRETE C	0	100	0	0	3,352.00	SF	4.00	4.00	100	2005	2005	3	87	11,665	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	16.00	16.00	100	2009	2009	3	78	1,647	

LAND DESCRIPTION

TOTAL OB/XF 13,312

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/17/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS