LOT 3
PIRATES WOOD # 6 UNR
IN OR 2460/328

SPIVEY CURTISS L JR/HETHERINGTON MARIE L
97052 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509F-0003-0000

BUILDING CHARACTERISTICS

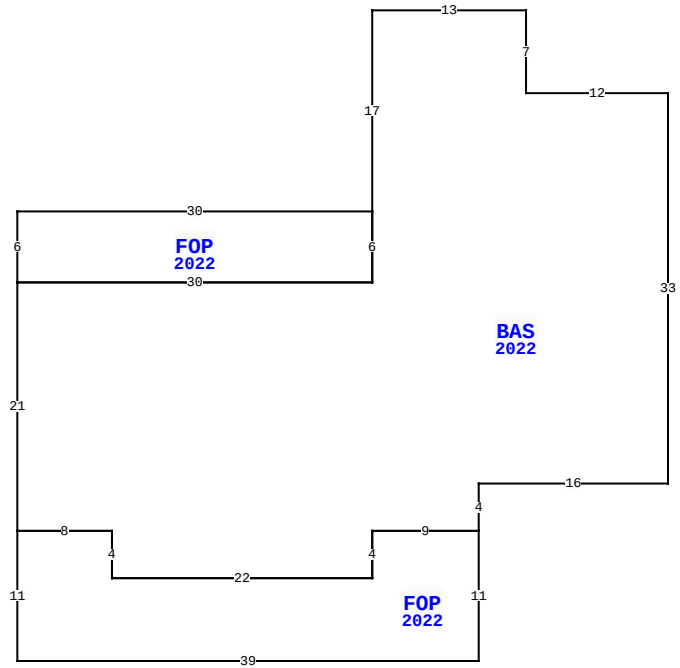
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,670	100	1,670	220,123
FOP	180	30	54	7,118
FOP	341	30	102	13,445
TOTALS	2,191		1,826	240,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	111.0000	131.81	240,685	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1670 HX Base Yr



97052 CUTLASS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,685
TOTAL MARKET OB/XF VALUE	7,872
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	348,557
SOH/AGL Deduction	34,000
ASSESSED VALUE	314,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,557
TOTAL JUST VALUE	348,557
NCON VALUE	248,557
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108761	NEW CONSTR	230,615	07/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0328	4/30/2021	WD	Q	V	01	70,000
GRANTOR: HUTCHINSON BRENDA & T						
GRANTEE: SPIVEY CURTISS L JR						
2315/0050	10/18/2019	WD	Q	V	01	55,000
GRANTOR: CORBITT DANIEL S						
GRANTEE: HUTCHINSON BRENDA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 N7 W13 S17 FOP=[YR=2022] W30 S6 E30 N6$ S6 W30 S21 FOP=[YR=2022] S11 E39 N11 W9 S4 W22 N4 W8$ E8 S4 E22 N4 E9 N4 E16 N33$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	0	0	0	1,468.00	SF	4.00	4.00	100	2022	2022	3	100	5,872	

LAND DESCRIPTION

TOTAL OB/XF 7,872

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	0		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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS