LOTS 6 & 7
IN OR 903/1070
PIRATES WOOD #6 UNR

TURNER DAVID L & KAREN SMITH
97126 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509F-0006-0000

BUILDING CHARACTERISTICS

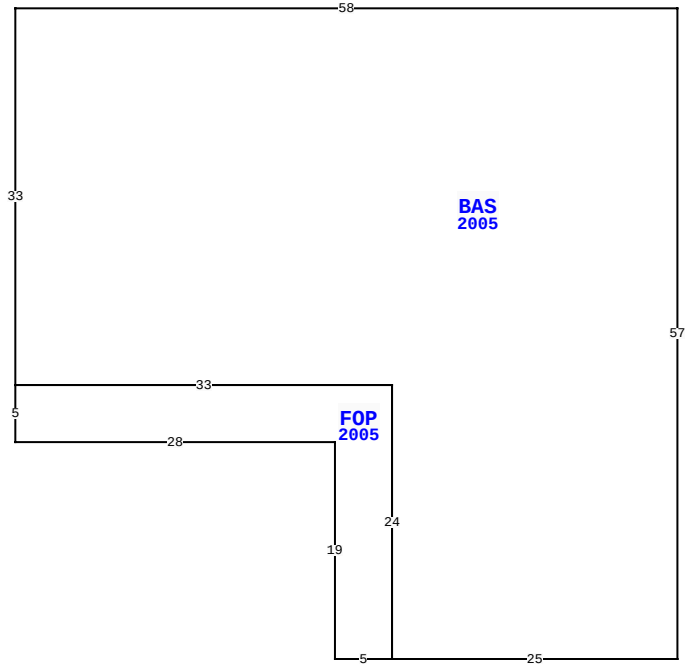
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,514	100	2,514	266,490
FOP	260	30	78	8,268
TOTALS	2,774		2,592	274,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,592	97.0272	115.22	298,650	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2006 Heated Area: 2514 HX Base Yr 2006



97126 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		274,758
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		477,558
SOH/AGL Deduction		301,703
ASSESSED VALUE		175,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,855
TOTAL JUST VALUE		477,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/1070	10/14/1999	TD	U	V	09	20,000
GRANTOR: NYLUND ROWENA C ET AL						
GRANTEE: TURNER DAVID L & KA						
0903/1066	10/14/1999	QC	U	V	06	100
GRANTOR: NYLUND KATRINA						
GRANTEE: TURNER DAVID L & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W58 S33 FOP=[YR=2005] S5 E28 S19 E5 N24 W33$
E33 S24 E25 N57$.

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	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	100	2005	2005	3	87	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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							
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 12/29/2021 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS