

LOT 8
IN OR 913/1627
PIRATES WOOD #6 UNR

KIDD KELLEY
P O BOX 7
YULEE, FL 32041-0007

2023

43-3N-28-509F-0008-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 02 Quality Level 02

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	1,848	100	1,848	193,795
FGR	750	55	412	43,205
FOP	95	30	28	2,937
PTO	504	5	25	2,622

TOTALS	3,197		2,313	242,559
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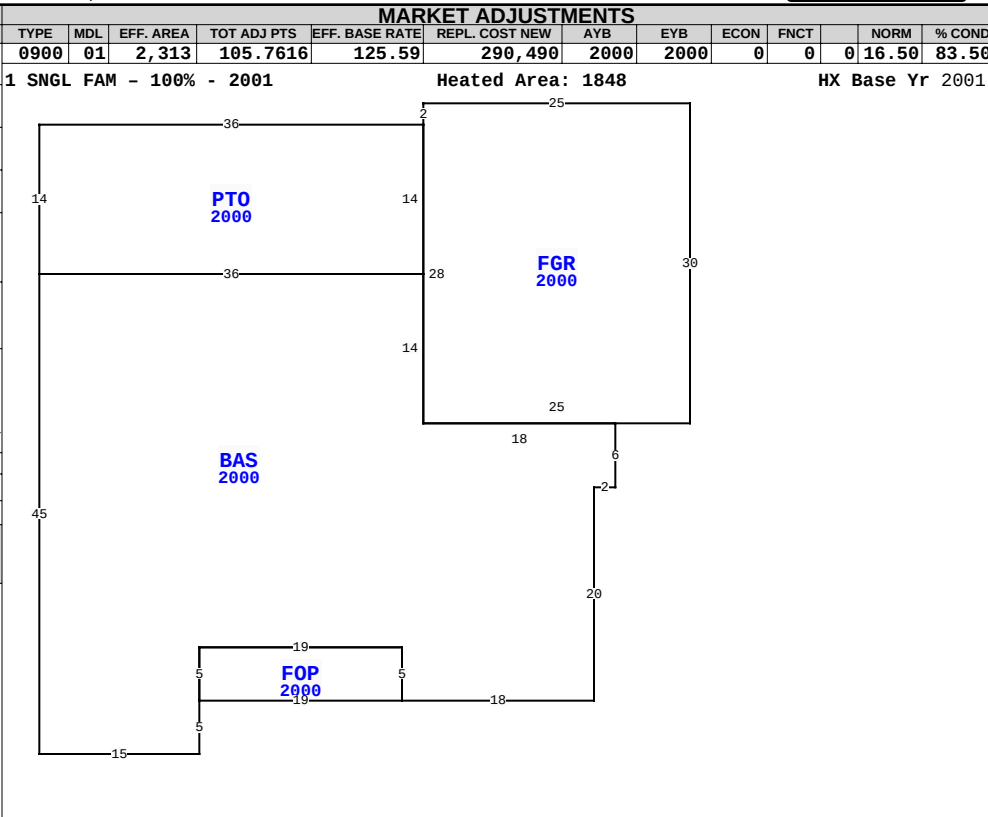
EXTRA FEATURES

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	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0 100	30	22	660.00	SF	6.50	6.50	100	2000	2000	3	80	3,432	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	
4	0510	GARAGE WD-	0 100	20	25	500.00	SF	35.00	35.00	100	2014	2014	3	78	13,650	

LAND DESCRIPTION

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	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 01/14/2020 BY KW



97174 CUTLASS WAY, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF 21,209

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,559	
TOTAL MARKET OB/XF VALUE		21,209	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		363,768	
SOH/AGL Deduction		189,466	
ASSESSED VALUE		174,302	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		124,302	
TOTAL JUST VALUE		363,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428302	GARAGE	21,030	02/01/2014
006840	NEW CONSTR	110,000	02/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0913/1625	12/30/1999	WD	U	V	07
GRANTOR: MURRAY PAUL L & SANDR					
GRANTEE: KIDD KELLEY					
0886/0631	6/09/1999	WD	Q	V	
GRANTOR: MURRAY PAUL & SANDRA					
GRANTEE: KIDD KELLEY					

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=2000] W25 S2 PTO=[YR=2000] W36 S14 BAS=[YR=2000] S45 E15 N5 FOP=[YR=2000] E19 N5 W19 S5\$ N5 E19 S5 E18 N20 E2 N6 W18 N14 W36\$ E36 N14\$ S28 E25 N30\$.

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