LOT 9
IN OR 2523/992
PIRATES WOOD #6 UNR

ABELS HENRY A/JONES JONI E
97200 CUTLASS WAY
YULEE, FL 32097

2023

43-3N-28-509F-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

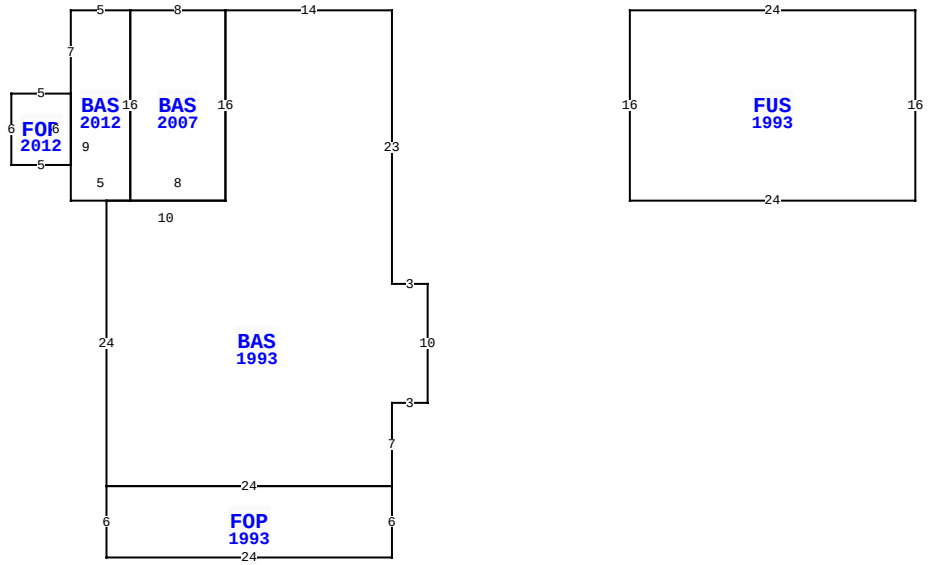
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	830	100	830	91,523
BAS	128	100	128	14,114
BAS	80	100	80	8,821
FOP	144	30	43	4,742
FOP	30	30	9	992
FUS	384	100	384	42,343
TOTALS	1,596		1,474	162,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,474	104.0400	123.55	182,113	1985	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2022 Heated Area: 1422 HX Base Yr 2022



97200 CUTLASS WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,536
TOTAL MARKET OB/XF VALUE		5,995
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		268,531
SOH/AGL Deduction		134,801
ASSESSED VALUE		133,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,730
TOTAL JUST VALUE		268,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25242	ADDITION	8,066	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0994	12/15/2021	WD	U	I	11	100
GRANTOR: HORNE RANDALL LYNWOOD						
GRANTEE: ABELS HENRY A & JON						
2523/0992	12/15/2021	PR	Q	I	02	250,000
GRANTOR: HORNE NELL S EST						
GRANTEE: ABELS HENRY A & JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2007] W8 BAS=[YR=2012] W5
S7FOP=[YR=2012] W5 S6 E5 N6$ S9 E5 N16$ S16 E8 N16$ S16 W10
S24 FOP=[YR=1993] S6 E24 N6 W24$ E24 N7 E3 N10 W3 N23$
PTR=E20 FUS=[YR=1993] E24 S16 W24 N16$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0803	ASPHALT C	0	100	0	0	2,600.00	SF	2.00	2.00	100	1997	1997	3	50	2,600	
3	0350	CARPORT WD	0	100	20	15	300.00	SF	13.00	13.00	100	1997	1997	3	20	780	
4	0680	POLE SHED	0	100	12	15	180.00	SF	11.00	11.00	100	1997	1997	3	26	515	

LAND DESCRIPTION

TOTAL OB/XF 5,995

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 07/06/2017 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS