LOT 10
IN OR 2196/1401
PIRATES WOOD #6 UNR

MALONEY MICHAEL L & GAYLE B
97222 CUTLASS
YULEE, FL 32097

2023

43-3N-28-509F-0010-0000

BUILDING CHARACTERISTICS

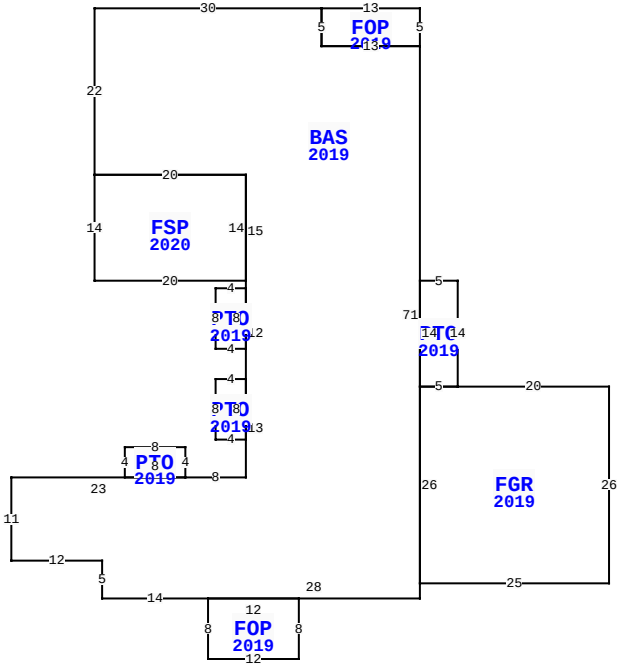
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,605	100	2,605	323,865
FGR	650	55	358	44,508
FOP	65	30	20	2,487
FOP	96	30	29	3,606
FSP	280	40	112	13,924
PTO	32	5	2	248
PTO	32	5	2	248
PTO	32	5	2	248
PTO	70	5	4	497
TOTALS	3,862		3,134	389,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,134	105.7540	125.58	393,568	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2605 HX Base Yr 2020



97222 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		389,632
TOTAL MARKET OB/XF VALUE		12,231
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		501,863
SOH/AGL Deduction		192,735
ASSESSED VALUE		309,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,128
TOTAL JUST VALUE		501,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203537	SCRN ENCLSR	10,432	05/12/2020
C1904884	CO ISSUED	10,212,019	09/27/2019
19004884	NEW CONSTR	360,205	05/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1401	5/07/2018	WD	Q	V	02	50,000
GRANTOR: FISH BARBARA J &						
GRANTEE: MALONEY MICHAEL L &						
1189/0903	11/18/2003	WD	Q	V		40,000
GRANTOR: MONDERO ABELARDO & CO						
GRANTEE: FISH BARBARA J & PH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W13 BAS=[YR=2019] W30 S22 FSP=[YR=2020] S14 E20 N14 W20$ E20 S15 PTO=[YR=2019] W4 S8 E4 N8$ S12 PTO=[YR=2019] W4 S8 E4 N8$ S13 W8 PTO=[YR=2019] N4 W8 S4 E8$ W23 S11 E12 S5 E14 FOP=[YR=2019] S8 E12 N8 W12$ E28 N2 FGR=[YR=2019] E25 N26 W20 PTO=[YR=2019] N14 W5 S14 E5$ W5 S26$ N71 W13 N5$ S5 E13 N5$.

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	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	2019	2019	3	99	592	
2	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2019	2019	3	99	3,176	
3	0911	SCRN RM A	0	100	26	20	520.00	SF	17.50	17.50	100	2020	2020	3	93	8,463	

LAND DESCRIPTION

TOTAL OB/XF 12,231

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 10/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS