LOT 12
IN OR 811/1651
PIRATES WOOD #6 UNR

GORDON DAMON E & MADEA M
97261 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0012-0000

BUILDING CHARACTERISTICS

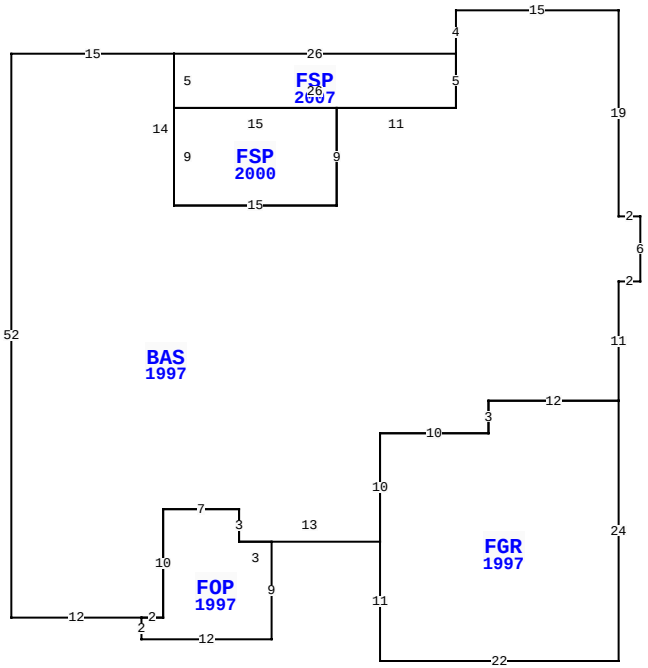
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,148	100	2,148	216,520
FGR	498	55	274	27,619
FOP	115	30	34	3,427
FSP	135	40	54	5,443
FSP	130	40	52	5,242
TOTALS	3,026		2,562	258,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	97.4592	115.73	296,500	1997	1997	0	0	0	12.90	87.10

1 SNGL FAM – 100% - 1998 Heated Area: 2148 HX Base Yr 1998



97261 DOUBLOON WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,252
TOTAL MARKET OB/XF VALUE		23,302
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		381,554
SOH/AGL Deduction		184,550
ASSESSED VALUE		197,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,004
TOTAL JUST VALUE		381,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007371	SWIM POOL	16,700	07/01/2000
974034	NEW CONSTR	82,187	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/1651	10/30/1997	WD	Q	I		143,200
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: GORDON DAMON E & MA						
0794/1890	5/30/1997	WD	U	V	09	20,000
GRANTOR: GORDON DAMON						
GRANTEE: ISLAND HOMES BY SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 S4 FSP=[YR=2007] W26 S5 FSP=[YR=2000] S9 E15 N9 W15$ E26 N5$ S5 W11 S9 W15 N14 W15 S52 E12 FOP=[YR=1997] S2 E12 N9 W3 N3 W7 S10 W2$ E2 N10 E7 S3 E13 FGR=[YR=1997] S11 E22 N24 W12 S3 W10 S10$ N10 E10 N3 E12 N11 E2 N6 W2 N19$.

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	1997	1997	3	81	2,835	
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1998	1998	3	27	1,166	
3	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1998	1998	3	77	1,602	
4	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	2000	2000	3	27	8,262	
5	0845	KOOL DECK	0	100	0	0	656.00	SF	7.25	7.25	100	2000	2000	3	80	3,805	
6	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00	4.00	100	2000	2000	3	80	5,632	

LAND DESCRIPTION

TOTAL OB/XF 23,302

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS