LOT 13
IN OR 2009/129
PIRATES WOOD #6 UNR

GORDON JOHNNY RAY & AMANDA M
97239 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

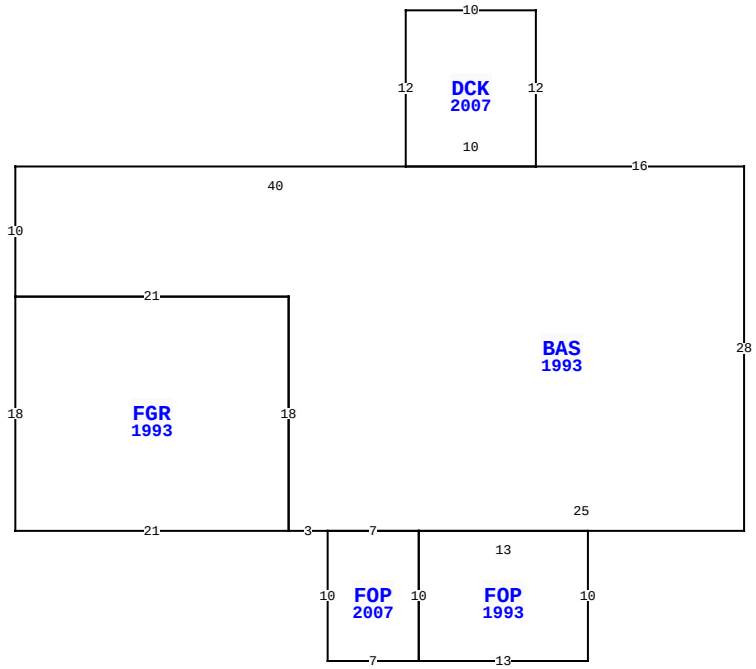
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,190	100	1,190	102,086
DCK	120	10	12	1,030
FGR	378	55	208	17,843
FOP	130	30	39	3,346
FOP	70	30	21	1,801
TOTALS	1,888		1,470	126,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	115.5660	104.30	153,321	1980	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1190 HX Base Yr 2019



97239 DOUBLOON WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,107
TOTAL MARKET OB/XF VALUE		1,023
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		227,130
SOH/AGL Deduction		98,984
ASSESSED VALUE		128,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,146
TOTAL JUST VALUE		227,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981364	REPAIR/RRF	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/0129	10/14/2015	WD	U	I	37	69,800
GRANTOR: CRUMP KEVIN T & DANNA						
GRANTEE: GORDON JOHNNY RAY J						
0609/1008	10/15/1990	WD	Q	I		48,000
GRANTOR: ROWELL MARGIE F						
GRANTEE: MINER D & CRUMP K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=2007] N12 W10 S12 E10 $ W40 S10
FGR=[YR=1993] S18 E21 N18 W21 $ E21 S18 E3 FOP=[YR=2007]
S10 E7 N10 W7 $ E7 FOP=[YR=1993] S10 E13 N10 W13 $ E25 N28 $
.

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	562.00	SF	5.20	5.20	100	1980	1980	3	35	1,023	

LAND DESCRIPTION

TOTAL OB/XF 1,023

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 11/16/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS