LOT 14
IN OR 570 PG 926
PIRATES WOOD # 6 UNR

MEREDITH RUBY L
97209 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

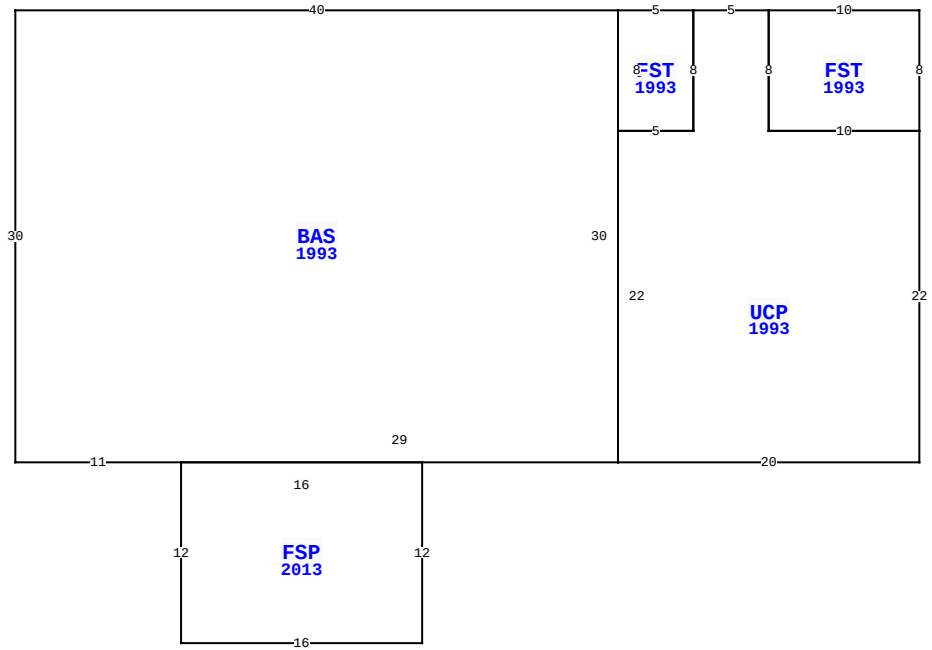
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,200	100	1,200	113,070
FSP	192	40	77	7,255
FST	40	55	22	2,073
FST	80	55	44	4,146
UCP	480	20	96	9,045
TOTALS	1,992		1,439	135,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	123.1880	111.18	159,988	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1991 Heated Area: 1200 HX Base Yr 1991



97209 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		135,590
TOTAL MARKET OB/XF VALUE		2,934
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		238,524
SOH/AGL Deduction		150,368
ASSESSED VALUE		88,156
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		33,156
TOTAL JUST VALUE		238,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6113	NEW CONSTR	1,850	08/04/1989
3101	H/AC	2,331	08/04/1989
3613	NEW CONSTR	1,600	08/04/1989
5802	NEW CONSTR	38,258	06/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0926	5/22/1989	WD	Q	V		10,500
GRANTOR: MACDONALD & BUEME						
GRANTEE: MEREDITH CHARLES &						
0358/0271	4/01/1982	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	10	12	120.00	SF	6.50	6.50	100	1990	1990	3	62	484	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	

BUILDING DIMENSIONS

FST=[YR=1993] W10 UCP=[YR=1993] W5 FST=[YR=1993] W5
BAS=[YR=1993] W40 S30 E11 FSP=[YR=2013] S12 E16 N12 W16$ E29
N30 $ S8 E5 N8$ S8 W5 S22 E20 N22 W10 N8 $ S8 E10 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 2,934

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