LOT 15
IN OR 2104/1291
PIRATES WOOD #6 UNR

WOLFINGER LYLE CHESTER
97181 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

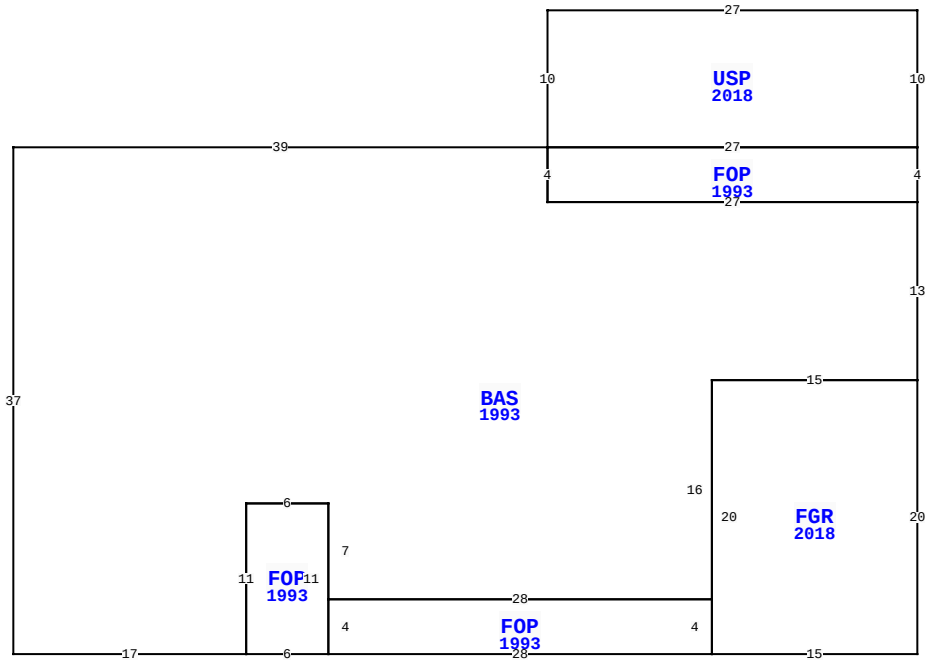
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	174,633
FGR	300	55	165	15,525
FOP	66	30	20	1,882
FOP	108	30	32	3,011
FOP	112	30	34	3,199
USP	270	30	81	7,621
TOTALS	2,712		2,188	205,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	136.9060	123.56	270,349	1973	1990	0	0	0	23.85	76.15

1 SINGLE FAM – 100% - 2018 Heated Area: 1856 HX Base Yr 2018



97181 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		205,871
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		307,071
SOH/AGL Deduction		131,695
ASSESSED VALUE		175,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,376
TOTAL JUST VALUE		307,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1291	2/27/2017	WD	Q	I	02	179,000
GRANTOR: JENKINS DEAH LYNN						
GRANTEE: WOLFINGER LYLE CHES						
2104/1289	2/20/2017	QC	U	I	11	100
GRANTOR: JENKINS JOSEPH A						
GRANTEE: JENKINGS DEAH LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] N10 W27 S10 E27$ FOP=[YR=1993] W27
BAS=[YR=1993] W39 S37 E17 FOP=[YR=1993] E6 FOP=[YR=1993] E28
FGR=[YR=2018] E15 N20 W15 S20$ N4 W28 S4$ N11 W6 S11$ N11 E6
S7 E28 N16 E15 N13 W27 N4$ S4 E27 N4$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 10/17/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS