LOT 16
IN OR 2178/1551
PIRATES WOOD #6 UNR

MANGHAM EARL & KATHRYN
97159 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0016-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

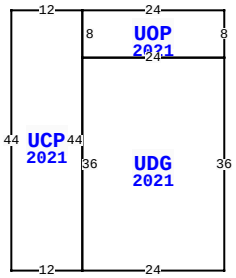
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

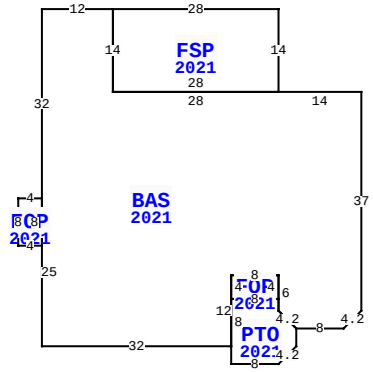
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	301,029
FOP	32	30	10	1,285
FOP	32	30	10	1,285
FSP	392	40	157	20,171
PTO	106	5	5	642
UCP	528	20	106	13,619
UDG	864	55	475	61,028
UOP	192	20	38	4,882
TOTALS	4,489		3,144	403,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,144	108.1920	128.48	403,941	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2343 HX Base Yr 2022





97159 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		403,941
TOTAL MARKET OB/XF VALUE		2,223
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		506,164
SOH/AGL Deduction		199,576
ASSESSED VALUE		306,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,588
TOTAL JUST VALUE		506,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202310	CO ISSUED	0	01/13/2021
B2006915	GARAGE	41,731	08/05/2020
B202310	NEW CONSTR	214,219	03/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/1549	2/20/2018	WD	Q	V	01	46,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: MANGHAM EARL & KATH						
2178/1546	2/20/2018	QC	U	V	11	100
GRANTOR: HOMES HQ LLC						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FSP=[YR=2021] N14 W28 S14 E28$ W28 N14 W12 S32 FOP=[YR=2021] W4 S8 E4 N8$ S25 E32 PTO=[YR=2021] S3 E8 U3 R3 N3 L3 U3 N2 FOP=[YR=2021] N4 W8 S4 E8$ W8 S8$ N12 E8 S6 D3 R3 E8 U3 R3 N37$ PTR= W70 N20 UDG=[YR=2021] N36 UOP=[YR=2021] N8 W24 UCP=[YR=2021] W12 S44 E12 N44$ S8 E24$ W24 S36 E24$ S20 E70$.

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	0	0	342.00	SF	6.50	6.50	100	2021	2021	3	100	2,223	

LAND DESCRIPTION

TOTAL OB/XF 2,223

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 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS