LOTS 19 & 20
IN OR 2583/1762
PIRATES WOOD #6 UNR

GILES ANDREW B & SARAH LYNN
97095 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

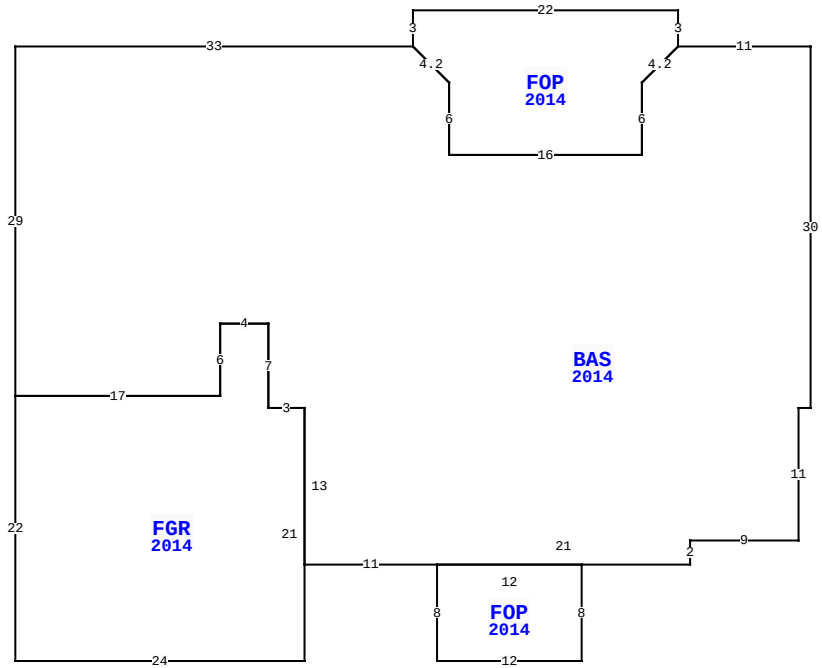
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,297	100	2,297	311,392
FGR	549	55	302	40,940
FOP	96	30	29	3,931
FOP	219	30	66	8,947
TOTALS	3,161		2,694	365,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,694	118.4832	140.70	379,046	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2020 Heated Area: 2297 HX Base Yr 2020



97095 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		407,187
TOTAL MARKET OB/XF VALUE		27,275
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		634,462
SOH/AGL Deduction		257,424
ASSESSED VALUE		377,038
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		322,038
TOTAL JUST VALUE		634,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808188	GARAGE	48,216	01/01/2018
B0516442	CO ISSUED	0	05/29/2014
M17501	H/AC	0	08/01/2012
E25073	ELEC OTHER	0	05/01/2012
P15581	NEW CONSTR	0	01/01/2012
P11725	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/1762	8/08/2022	QC	U	I	11	100
GRANTOR: GILES ANDREW B						
GRANTEE: GILES ANDREW B & SA						
2325/0030	12/06/2019	QC	U	I	11	100
GRANTOR: GILES TANYA J						
GRANTEE: GILES ANDREW B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] N3 W22 S3 D3 R3 S6 E16 N6 U3 R3 $ D3 L3 S6 W16 N6 U3 L3 W33 S29 FGR=[YR=2014] S22 E24 N21 W3 N7 W4 S6 W17 $ E17 N6 E4 S7 E3 S13 E11 FOP=[YR=2014] S8 E12 N8 W12 $ E21 N2 E9 N11 E1 N30 $.

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	0855	CONC PAVER	0	100	0	0	2,204.00	SF	10.00	10.00	100	2014	2014	3	95	20,938	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2015	2015	3	74	2,960	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2018	2018	3	98	382	
4	0812	CONCRETE C	0	100	0	0	764.00	SF	4.00	4.00	100	2018	2018	3	98	2,995	

LAND DESCRIPTION

TOTAL OB/XF 27,275

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							
2	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 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

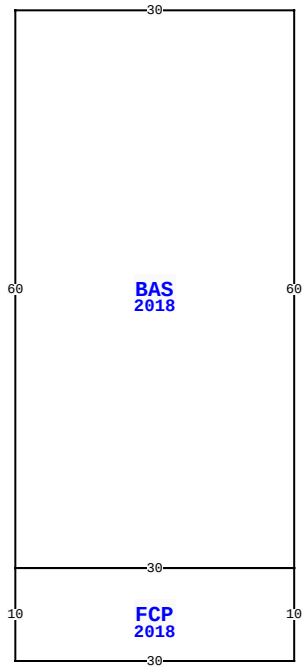
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	40,297
FCP	300	25	75	1,679
TOTALS	2,100		1,875	41,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,875	66.6400	23.32	43,725	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1800 HX Base Yr 2020



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TOTAL JUST VALUE		634,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18259	ELEC OTHER	5,000	10/01/2005
B16442	NEW CONSTR	176,340	10/01/2005
R08486	REPAIR/RRF	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GILES ANDREW B						
GRANTEE: GILES ANDREW B & SA						
2325/0030	12/06/2019	QC	U	I	11	100
GRANTOR: GILES TANYA J						
GRANTEE: GILES ANDREW B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S60 FCP=[YR=2018] S10 E30 N10 W30$ E30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS