

LOT 21
IN OR 1993/499
PIRATES WOOD #6 UNR

OSBORNE CLYDE A & TRACY N
97057 DOUBLON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	20	FACE BRICK 100	0900	01	2,361	105.6685	125.48	296,258	2006	2006	0	0	0	12.00	88.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 2280									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 50																							
Interior Floo	14	CARPET 50																							
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																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
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	2,008	100	2,008	221,728																					
FOP	30	30	9	994																					
SFB	340	80	272	30,035																					
USP	240	30	72	7,951																					
TOTALS			2,618	2,361	260,707																				
EXTRA FEATURES			97057 DOUBLON WAY, YULEE																						
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185									
2	0811	CONCRETE B	0	100	15	25	375.00	SF	5.20	5.20	100	2006	2006	3	88	1,716									
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	22.50	22.50	100	2015	2015	3	74	4,795									
4	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2015	2015	3	81	17,010									
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2015	2015	3	90	3,168									
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540									
TOTAL OB/XF 30,414																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
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																									

USP 2018

SFB 2018

BAS 2006

FOP 2006

BLD DATE 03/03/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023 MLU

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/0499	7/22/2015	WD	Q	I	01	237,000

GRANTOR: DIETZ EARL & GAIL

GRANTEE: OSBORNE CLYDE A & T

1355/0088	10/03/2005	WD	Q	V		55,000
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GRANTOR: MAULDIN-COTTRELL INC

GRANTEE: DIETZ EARL & GAIL

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2018] W20 USP=[YR=2018] N5 W20 S12 BAS=[YR=2006] W8 S51 E24 N5 FOP=[YR=2006] E6 N5 W6 S5 \$ N5 E24 N31 W20 N10 W20\$ E20 N7 \$ S17 E20 N17 \$.