LOT 6
PIRATES WOOD ESTATES PB 5/273

**DECKER WILLIAM ANTHONY & AMY LYNN/**
97004 KATFISH LN
YULEE, FL 32097

**2023**

**43-3N-28-509G-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

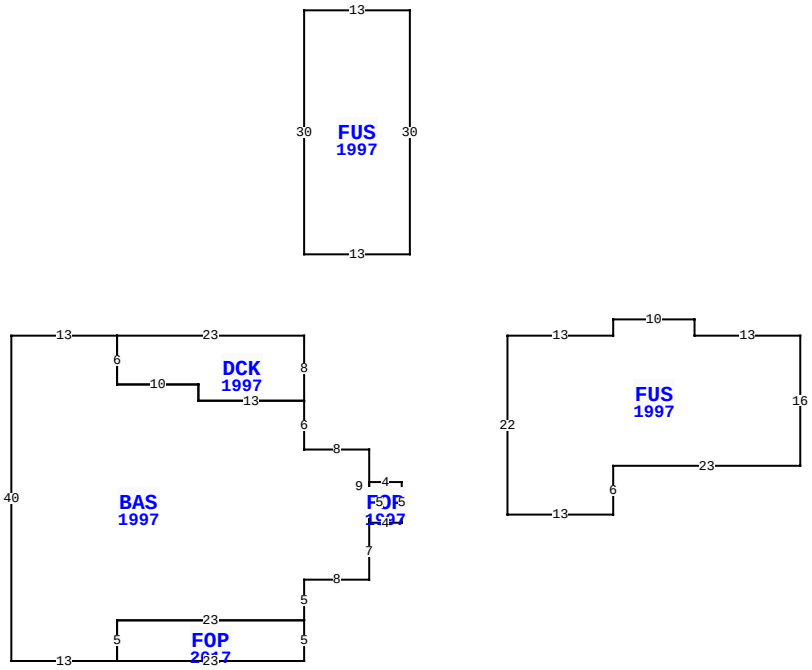
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,289 | 100 | 1,289 | 158,489 |
| DCK | 164 | 10 | 16 | 1,967 |
| FOP | 20 | 30 | 6 | 738 |
| FOP | 115 | 30 | 34 | 4,181 |
| FUS | 390 | 100 | 390 | 47,953 |
| FUS | 674 | 100 | 674 | 82,871 |
| TOTALS | 2,652 | | 2,409 | 296,199 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,409 | 118.3350 | 140.52 | 338,513 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 2353 HX Base Yr 2018




97004 KATFISH DR, 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 | | 396,433 |
| TOTAL MARKET OB/XF VALUE | | 65,075 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 631,508 |
| SOH/AGL Deduction | | 247,239 |
| ASSESSED VALUE | | 384,269 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 329,269 |
| TOTAL JUST VALUE | | 631,508 |
| NCON VALUE | | 45,660 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 479,090 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E24669 | ELEC OTHER | 0 | 02/01/2012 |
| 962944 | NEW CONSTR | 130,000 | 07/16/1996 |
| 962945 | GARAGE | 59,772 | 07/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1564 | 2/12/2021 | QC | U | I | 11 | 100 |
| GRANTOR: DECKER WILLIAM ANTHON | | | | | | |
| GRANTEE: DECKER WILLIAM AUST | | | | | | |
| 2116/0170 | 4/18/2017 | WD | Q | I | 01 | 465,000 |
| GRANTOR: SNYDER MARY K & KENNE | | | | | | |
| GRANTEE: DECKER WILLIAM ANTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1997] W23 BAS=[YR=1997] W13 S40 E13 FOP=[YR=2017] E23 N5 W23 S5$ N5 E23 N5 E8 N7 FOP=[YR=1997] E4 N5 W4 S5$ N9 W8 N6 W13 N2 W10 N6$ S6 E10 S2 E13 N8$ PTR=E25 FUS=[YR=1997] E13 N2 E10 S2 E13 S16 W23 S6 W13 N22$ W25$ PTR=N10 FUS=[YR=1997] N30 E13 S30 W13$ S10$.

## 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 | 1997 | 1997 | 3 | 81 | 1,620 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,256.00 | SF | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 77 | 6,948 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 365.00 | SF | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 77 | 843 | |
| 4 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 95.00 | LF | 390.00 | 390.00 | 100 | 2005 | 2005 | 3 | 27 | 10,004 | |
| 5 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 680.00 | SF | 40.00 | 40.00 | 100 | 2022 | 2022 | 3 | 100 | 27,200 | |
| 6 | 0302 | FLT DOCK C | 0 | 100 | 20 | 10 | 200.00 | SF | 50.00 | 50.00 | 100 | 2022 | 2022 | 3 | 100 | 10,000 | |
| 7 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 2022 | 2022 | 3 | 100 | 2,300 | |
| 8 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2022 | 2022 | 3 | 100 | 2,000 | |
| 9 | 0350 | CARPORT WD | 0 | 100 | 20 | 16 | 320.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 100 | 4,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 65,075

| 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 | 000131 | C | SFR CANAL | 100 | | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 170,000.00 | 170,000.00 | 170,000 | | | | | | | |

REVIEW DATE 10/25/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS

LOT 6
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**2023**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

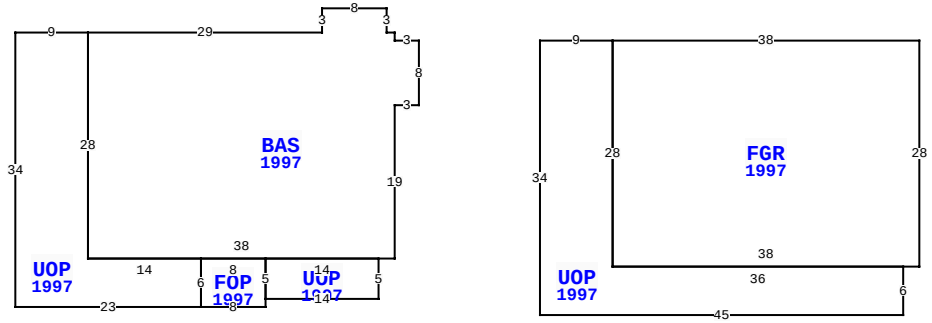
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,112 | 100 | 1,112 | 58,448 |
| FGR | 1,064 | 55 | 585 | 30,748 |
| FOP | 48 | 30 | 14 | 736 |
| UOP | 70 | 20 | 14 | 736 |
| UOP | 390 | 20 | 78 | 4,099 |
| UOP | 522 | 20 | 104 | 5,466 |
| TOTALS | 3,206 | | 1,907 | 100,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 1,907 | 120.1382 | 60.07 | 114,553 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

2 ACCESORY U – 100% - 2018 Heated Area: 1112 HX Base Yr 2018




97004 KATFISH DR, YULEE

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| BLD DATE | | LGL DATE | |
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## NASSAU COUNTY PROPERTY

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| TOTAL MARKET OB/XF VALUE | | 65,075 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 631,508 |
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| 2116/0170 | 4/18/2017 | WD | Q | I | 01 | 465,000 |
| GRANTOR: SNYDER MARY K & KENNE | | | | | | |
| GRANTEE: DECKER WILLIAM ANTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 N1 W1 N3 W8 S3 W29 UOP=[YR=1997] W9 S34 E23
FOP=[YR=1997] E8 N1 UOP=[YR=1997] E14 N5 W14 S5$ N5W8 S6$ N6
W14 N28$ S28 E38 N19 E3 N8$ PTR=E15 UOP=[YR=1997] E9
FGR=[YR=1997] E38 S28 W38 N28$ S28 E36 S6 W45 N34$ W15$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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