

LOT 7
IN OR 1187/151
PIRATES WOOD ESTATES PB 5/273

THOMPSON SEAN & DONNA
97020 KATFISH DRIVE
YULEE, FL 32097

2023

43-3N-28-509G-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	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
BAL	170	15	26	3,376
BAL	170	15	26	3,376
BAS	1,467	100	1,467	190,488
BAS	1,702	100	1,702	221,003
FOP	98	30	29	3,765
FOP	187	30	56	7,272
FUS	670	100	670	86,999
PTO	300	5	15	1,948
STR	134	10	13	1,688
STR	50	10	5	649
TOTALS	5,128		4,045	525,240

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00
2	0812	CONCRETE C	0	0	0	0	1,184.00	SF	4.00	4.00
3	0812	CONCRETE C	0	0	0	0	1,731.00	SF	4.00	4.00
4	0858	SCULP CONC	0	0	0	0	461.00	SF	13.00	13.00
5	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
7	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	4,045	121.9680	144.84	585,878	2000	2001	0	0	10.35
1 SNGL FAM - 0% - 0 Heated Area: 3839 HX Base Yr										
** This building has 11 Sub-Areas										
97020 KATFISH DR, YULEE										
BLD DATE XF DATE INC DATE										
LGL DATE LAND DATE AG DATE										
06/16/2023 MLU										

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
2	0812	CONCRETE C	0	0	0	0	1,184.00	SF	4.00	4.00	100	2000	2000	3	80	3,789	
3	0812	CONCRETE C	0	0	0	0	1,731.00	SF	4.00	4.00	100	2001	2001	3	82	5,678	
4	0858	SCULP CONC	0	0	0	0	461.00	SF	13.00	13.00	100	2001	2001	3	95	5,693	
5	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00	100	2001	2001	3	30	2,520	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
7	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2005	2005	3	27	10,530	

TOTAL OB/XF										
29,974										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		525,240	
TOTAL MARKET OB/XF VALUE		29,974	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		680,214	
SOH/AGL Deduction		196,887	
ASSESSED VALUE		483,327	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		483,327	
TOTAL JUST VALUE		680,214	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		487,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13419	MECH OTHER	1,000	11/01/2007
B20681	REMODEL	92,325	10/01/2007
996649	NEW CONSTR	83,146	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1187/0151	11/06/2003	WD	Q	I		294,500	
GRANTOR: PRUDENTIAL RELOCATION							
GRANTEE: THOMPSON SEAN & DON							
1187/0149	11/06/2003	WD	Q	I		294,500	
GRANTOR: COPPOCK LORIN G & DAN							
GRANTEE: PRUDENTIAL RELOCATI							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
PTO=[YR=2008] W25 S2 UOP=[YR=2008] W18 STR=[YR=2008] W5 S10 E5 N10 \$ S10 BAS=[YR=2008] S40 E21 N2 E9 S2 E13 N40 W43 \$ E18 N10 \$ S10 E25 N12 \$ PTR= E30 BAL=[YR=2000] E17 S10 BAS=[YR=2000] E27 S23 E2 S6 W2 S11 W12 N2 W10 S2 W9 FOP=[YR=2000] W13 STR=[YR=2000] W10 N15 E8 S8 E2 S7\$ N10 E5 S4 E8 S6\$ N6 W8 N4 W5 N19 FOP=[YR=2000] N11 E17 S11 W17 \$ E17N11 \$ W17 N10 \$ W30 \$ PTR= W60FUS=[YR=2000] W5 N6 W13 BAL=[YR=2000] W17 S10 E17 N10 \$ S40 E8 N2 E10 N32 \$ E60 \$.																	