

LOT 8 IN OR 890/54
PIRATES WOOD ESTATES PB 5/273

HAFTTEL MARION E
97052 KATFISH DRIVE
YULEE, FL 32097

2023

43-3N-28-509G-0008-0000



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	VALUATION SUMMARY																									
Exterior Wall	31	HARDIE BRD 100	0900	01	1,571	109.4970	130.03	204,277	2000	2000	0	0	10.75	89.25	STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Heated Area: 1216												HX Base Yr 2001												
Roof Cover	03	COMP SHNGL 100															BAS 2000												FGR 2000											
Interior Wall	05	DRYWALL 100															FOP 2000												FOP 2000											
Interior Floo	13	LVT/LAMMT 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	1,216	100	1,216	141,119																																				
FGR	630	55	346	40,154																																				
FOP	30	30	9	1,044																																				
TOTALS			1,876	1,571	182,317																																			
EXTRA FEATURES			97052 KATFISH DR, 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	0810	CONCRETE A	0 100	44	3	132.00	SF	6.50	6.50	100	2000	2000	3	80	686																									
2	0812	CONCRETE C	0 100	0	0	2,183.00	SF	4.00	4.00	100	2000	2000	3	80	6,986																									
3	0462	ST/AL FNC	0 100	96	0	384.00	SF	10.00	10.00	100	2001	2001	3	30	1,152																									
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174																									
TOTAL OB/XF																	8,998																							
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	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 10/25/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																								