

LOT 33
IN OR 2702/1981
PIRATES WOOD #1 UNR

BOGUN FAMILY TRUST/BOGUN OLIVER ECKHARD MICHAEL CO
97087 JOSE GASPER WAY
YULEE, FL 32097

2024

43-3N-28-509A-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

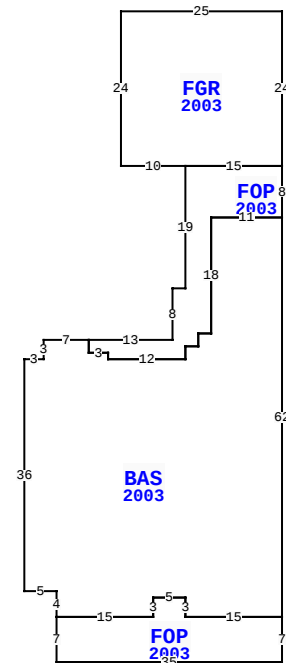
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	238,601
FGR	600	55	330	42,723
FOP	254	30	76	9,839
FOP	260	30	78	10,098
TOTALS	2,957		2,327	301,262

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,180.00	SF	4.00	4.00
3	0350	CARPORT WD	0 100	40	14	560.00	SF	13.00	13.00
4	0510	GARAGE WD-	0 100	20	12	240.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,327	114.7580	143.45	333,808	2003	2003	0	0	9.75	90.25
1 SNGL FAM - 100% - 2023 Heated Area: 1843 HX Base Yr 2023											



97087 JOSE GASPAR WAY, YULEE					BLD DATE				LGL DATE	06/16/2023	MLU
					XF DATE				LAND DATE		
					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045		
2,180.00	SF	4.00	4.00	100	2003	2003	3	83	7,238		
560.00	SF	13.00	13.00	100	2009	2009	3	40	2,912		
240.00	SF	35.00	35.00	100	2009	2009	3	56	4,704		

TOTAL OB/XF									
17,899									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,262
TOTAL MARKET OB/XF VALUE			17,899
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			419,161
SOH/AGL Deduction			455
ASSESSED VALUE			418,706
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			368,706
TOTAL JUST VALUE			419,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001780	ROOF	20,000	02/02/2022
B0311017	NEW CONSTR	160,000	04/01/2003
4167	NEW CONSTR	49,400	06/12/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2702/1981	3/28/2024	WD U	I	I	11
GRANTOR: BOGUN OLIVER & EIKE					
GRANTEE: BOGUN FAMILY TRUST					
2569/0683	6/06/2022	WD Q	I	I	01
GRANTOR: HELMS TIMOTHY W & KAR					
GRANTEE: BOGUN OLIVER & EIKE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W25 S24 E10 FOP=[YR=2003] S19 W2 S8 W13 BAS=[YR=2003] W7 S3 W3 S36 E5 S4 FOP=[YR=2003] S7 E35 N7 W15 N3 W5 S3 W15\$ E15 N3 E5 S3 E15 N62 W11 S18 W2 S2 W2 S2 W12 N1 W3 N2\$ S2 E3 S1 E12 N2 E2 N2 E2 N18 E11 N8 W15\$ E15 N24\$.									

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS