PT OF LOT 38
IN OR 1363/1187
PIRATES WOOD 1 UNR

WINCHENBACH MATHEW & BECKY A
97036 PEG LEG WAY
YULEE, FL 32097

2024

43-3N-28-509A-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

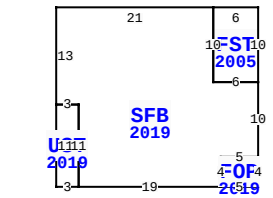
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

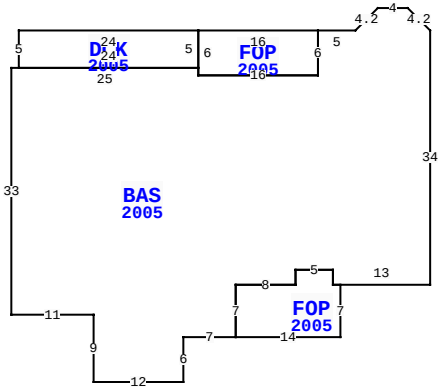
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	230,231
DCK	120	10	12	1,422
FOP	96	30	29	3,437
FOP	108	30	32	3,792
FOP	20	30	6	711
FST	60	55	33	3,911
SFB	535	80	428	50,715
UST	33	45	15	1,778
TOTALS	2,915		2,498	295,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	103.6032	129.50	323,491	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2006 Heated Area: 2371 HX Base Yr 2006





97036 PEGLEG WAY, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,994
TOTAL MARKET OB/XF VALUE		4,496
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		400,490
SOH/AGL Deduction		223,190
ASSESSED VALUE		177,300
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,300
TOTAL JUST VALUE		400,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905869	REPAIR/RRF	14,000	09/01/2019
R1905869	REPAIR/RRF	14,000	07/01/2019
B1905778	REMODEL	31,100	07/01/2019
G01547	GAS	900	06/01/2010
R07883	REPAIR/RRF	1,500	07/01/2005
R07884	REPAIR/RRF	3,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1187	11/01/2005	WD	Q	I		216,000
GRANTOR: MADDOX WILLIAM & CARO						
GRANTEE: WINCHENBACH MATHEW						
1215/1383	3/16/2004	WD	U	V	23	26,000
GRANTOR: THOMAS ROGER L						
GRANTEE: MADDOX WILLIAM A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W4 D3 L3 W5 FOP=[YR=2005] W16 DCK=[YR=2005] W24 S5 E24 N5$ S6 E16 N6$ S6 W16 N1 W25 S33 E11 S9 E12 N6 E7 FOP=[YR=2005] E14 N7 W1 N2 W5 S2 W8 S7$ N7 E8 N2 E5 S2 E13 N34$ PTR=N40 W50 SFB=[YR=2019] E21 FST=[YR=2005] E6 S10 W6 N10$ S10 E6 S10 FOP=[YR=2019] S4 W5 N4 E5$ W5 S4 W19 UST=[YR=2019] W3 N11 E3 S11$ N11 W3 N13$ S40 E50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	87	940	
3	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	

LAND DESCRIPTION

TOTAL OB/XF 4,496

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS