LOT 19
IN OR 2061/1884
PIRATES WOOD 2 UNR

VAN ALSTYNE KENT D
P O BOX 133
YULEE, FL 32041-0133

2024

43-3N-28-509B-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

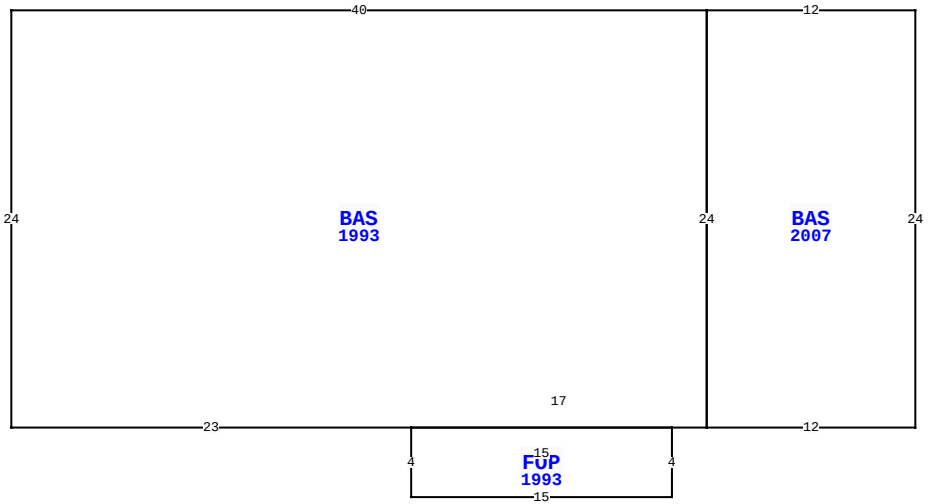
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	88,474
BAS	288	100	288	26,542
FOP	60	30	18	1,659
TOTALS	1,308		1,266	116,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,266	121.2640	115.20	145,843	1972	1972	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



97083 CORSAIR TRL, 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	116,674
TOTAL MARKET OB/XF VALUE	2,216
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	218,890
SOH/AGL Deduction	60,081
ASSESSED VALUE	158,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,809
TOTAL JUST VALUE	218,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
062	CHNGE SRVC	2,000	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1884	8/01/2016	QC	U	I	11	100
GRANTOR: VAN ALSTYNE ROBERT T						
GRANTEE: VAN ALSTYNE KENT D						
0145/0383	1/01/1973	WD	Q	I		22,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W40 S24 E23 FOP=[YR=1993] S4 E15 N4 W15$ E17 N24$ S24 E12 N24$.

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	0810	CONCRETE A	0	0	8	16	128.00	SF	6.50	6.50	100	1992	1992	3	64	532	
2	0351	CARPORT MT	0	0	24	18	432.00	SF	10.00	10.00	100	1996	1996	3	20	864	
3	0803	ASPHALT C	0	0	0	0	820.00	SF	2.00	2.00	100	1997	1997	3	50	820	

LAND DESCRIPTION

TOTAL OB/XF 2,216

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS