

LOT 29
IN OR 2225/1652
PIRATES WOOD 2 UNR

TAYLOR JAMES VANCE & NICOLE R
97108 MORGANS CIR
YULEE, FL 32097

2024

43-3N-28-509B-0029-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
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
BAS	1,745	100	1,745
FGR	644	55	354
FOP	28	30	8
FOP	156	30	47
FOP	192	30	58
FUS	554	100	554
STR	24	10	2
STR	70	10	7
TOTALS	3,413		2,775

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,775	116.1216	145.15	402,791	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022											
Heated Area: 2299											
HX Base Yr 2022											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			400,777
TOTAL MARKET OB/XF VALUE			16,548
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			517,325
SOH/AGL Deduction			137,762
ASSESSED VALUE			379,563
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			329,563
TOTAL JUST VALUE			517,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009341	CO ISSUED	0	08/10/2021
B2009341	NEW CONSTR	311,541	10/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/1652	9/19/2018	WD Q	Q	V	01	52,000
GRANTOR: CASTANZA CHARLES F &						
GRANTEE: TAYLOR JAMES VANCE						
1366/1795	11/14/2005	WD Q	Q	V		65,000
GRANTOR: ESPIRITU ALFREDO & AN						
GRANTEE: CASTANZA CHARLES F						

EXTRA FEATURES																
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	0462	ST/AL FNC	0	100	420	0		10.00	10.00	100	2021	2021	3	95	15,960	
2	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2021	2021	3	98	588	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/16/2023 MLU									

BUILDING DIMENSIONS									
FGR=[YR=2021] W10 BAS=[YR=2021] W8 N2 W12 S2 W12									
FOP=[YR=2021] W16 S12 E16 N12 S12 W16 S6 W2 S24 E2 S14 E1									
FOP=[YR=2021] S6 E10 STR=[YR=2021] S4 E6 N4 W6 S16 N6 W26 S									
E27 N26 FOP=[YR=2021] E7 N4 W7 S4 S4 N4 E7 N11 W3 N5 E16 N10 S									
S10 W16 S5 E3 S18 E23 N33 PTR= W70 S20 FUS=[YR=2021] W28									
S13 STR=[YR=2021] S7 E10 N7 W10 S10 E10 S7 W4 S4 E16 N4 E6 N20 S									
N20 E70 S.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							