

LOT 35
IN OR 1591/974
PIRATES WOOD 2 UNR

MASSENGILL JEFFREY S
97208 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0035-0000



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	0100	01	2,733	117.0240	111.17	303,828	1986	2000		0	0	0	11.25	88.75	VALUATION BY					STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009										Heated Area: 2608					HX Base Yr 2009					Tax Group: 4					Tax Dist:				
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE					278,222									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					14,744									
Interior Floo	08	SHT VINYL 100																TOTAL LAND VALUE - MARKET					100,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					392,966									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					204,705									
Bedrooms		2 100																ASSESSED VALUE					188,261									
Bathrooms		2 100																TOTAL EXEMPTION VALUE					50,000									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					138,261									
Stories	1.5	1.5 100																TOTAL JUST VALUE					392,966									
Units		0 100																NCON VALUE					8,575									
BUD8 Adjustme	04	DIST 01 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					373,108									

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