

LOT 41  
IN OR 1246/1711  
PIRATES WOOD 2 UNR

HARMAN TERRANCE D JR  
97033 LAFFITES WAY  
YULEE, FL 32097

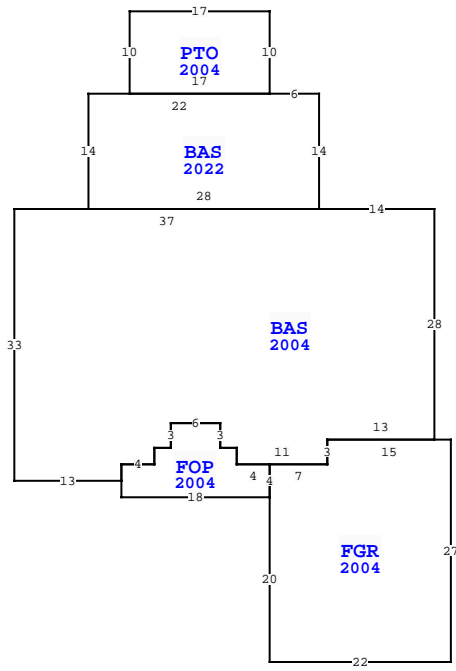
2024

43-3N-28-509B-0041-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	80
Interior Floo	08	SHT VINYL	20
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	06	Quality Level	06
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	1,530	100	1,530
BAS	392	100	392
FGR	573	55	315
FOP	110	30	33
PTO	170	5	8
TOTALS	2,775		2,278
			239,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,278	121.7160	115.63	263,405	2004	2004	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2005 Heated Area: 1922 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			239,040
TOTAL MARKET OB/XF VALUE			29,840
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			368,880
SOH/AGL Deduction			163,615
ASSESSED VALUE			205,265
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			155,265
TOTAL JUST VALUE			368,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015054	POLE BARN	72,528	10/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1711	7/20/2004	WD	U	V	01	100
GRANTOR: HARMAN TERRANCE D & S						
GRANTEE: HARMAN TERRANCE D J						
1113/0710	2/11/2003	WD	Q	V		24,000
GRANTOR: MAULDIN-COTTRELL INC						
GRANTEE: HARMAN TERRANCE & S						

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	0810	CONCRETE A	0	100	0	434.00	UT	6.50	6.50	100	2004	2004	3	84	2,370	
2	0201	BARN WD 10	0	100	40	2,400.00	SF	10.37	10.37	100	2022	2022	3	98	24,390	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

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

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2004] W14 BAS=[YR=2022] N14 W6 PTO=[YR=2004] N10W17S10E17S W22 S14 E28S W37 S33 E13 FOP=[YR=2004] S2 E18 FGR=[YR=2004] S20 E22 N27 W15 S3 W7 S4S N4 W4 N2 W2 N3 W6 S3 W2 S2W4 S2S N2 E4 N2 E2 N3 E6 S3 E2S2 E11 N3 E13 N28S .	

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 T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							