LOT 48
IN OR 1834/874
PIRATES WOOD 2 UNR

GRIFFIN TERRY ANN L/E/
97175 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509B-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

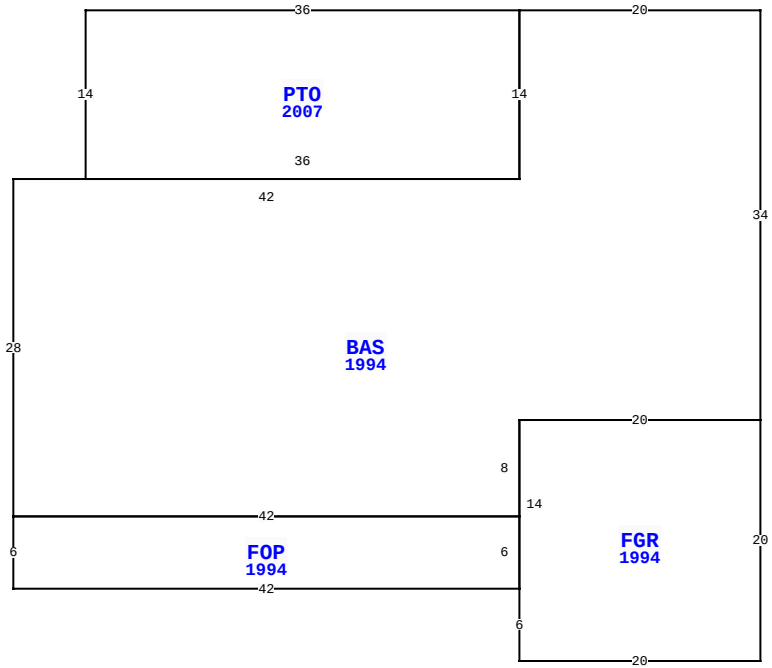
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	184,027
FGR	400	55	220	21,814
FOP	252	30	76	7,536
PTO	504	5	25	2,479
TOTALS	3,012		2,177	215,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	121.7160	115.63	251,727	1994	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1856 HX Base Yr 1999



97175 LAFFITES WAY, 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		215,856
TOTAL MARKET OB/XF VALUE		10,912
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		326,768
SOH/AGL Deduction		177,113
ASSESSED VALUE		149,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,655
TOTAL JUST VALUE		326,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004513	BATH REMODEL	12,000	03/23/2022
94-00939	NEW CONSTR	95,000	04/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/30	10/17/2023	QC	U	I	11	100
GRANTOR: GRIFFIN TERRY ANN						
GRANTEE: GRIFFIN TERRY ANN L						
1834/0874	1/10/2013	QC	U	I	11	76,214
GRANTOR: GRIFFIN ROBERT B III						
GRANTEE: GRIFFIN TERRY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 PTO=[YR=2007] W36 S14 E36 N14$ S14 W42 S28
FOP=[YR=1994] S6 E42 FGR=[YR=1994] S6 E20 N20 W20 S14$ N6
W42$ E42 N8 E20 N34$.

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	0510	GARAGE WD-	0	100	19	18	342.00	SF	35.00	35.00	100	2004	2004	3	36	4,309	
2	0351	CARPORT MT	0	100	15	26	390.00	SF	10.00	10.00	100	1998	1998	3	20	780	
3	0803	ASPHALT C	0	100	0	0	2,940.00	SF	2.00	2.00	100	1998	1998	3	50	2,940	
4	0812	CONCRETE C	0	100	0	0	961.00	SF	4.00	4.00	100	1998	1998	3	75	2,883	

LAND DESCRIPTION

TOTAL OB/XF 10,912

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 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