LOT 51
IN OR 1579/1645
PIRATES WOOD 2 UNR

PECK DEBARAH H
97239 LAFFITES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509B-0051-0000**

## BUILDING CHARACTERISTICS

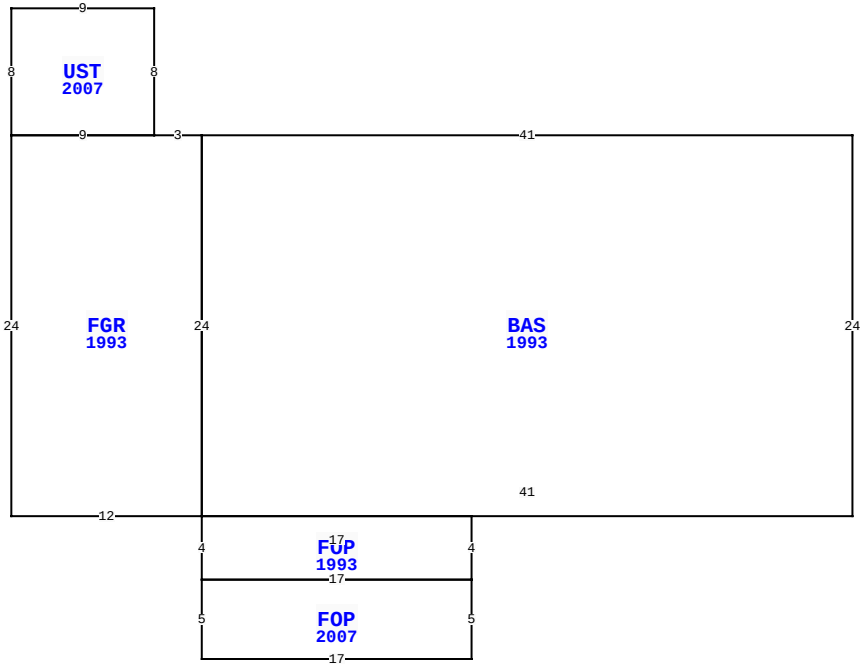
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 984 | 100 | 984 | 90,169 |
| FGR | 288 | 55 | 158 | 14,478 |
| FOP | 68 | 30 | 20 | 1,833 |
| FOP | 85 | 30 | 26 | 2,383 |
| UST | 72 | 45 | 32 | 2,933 |
| TOTALS | 1,497 | | 1,220 | 111,795 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,220 | 133.5070 | 126.83 | 154,733 | 1972 | 1985 | 0 | 0 | 0 | 27.75 | 72.25 |

1 SINGLE FAM – 100% - 2014 Heated Area: 984 HX Base Yr 2014




97239 LAFFITES WAY, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 111,795 |
| TOTAL MARKET OB/XF VALUE | | 2,888 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 214,683 |
| SOH/AGL Deduction | | 124,508 |
| ASSESSED VALUE | | 90,175 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 40,175 |
| TOTAL JUST VALUE | | 214,683 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,891 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1579/1645 | 8/04/2008 | QC | U | I | 01 | 100 |
| GRANTOR: SWEAT MERLE V | | | | | | |
| GRANTEE: SWEAT MERLE V & DEB | | | | | | |
| 0229/0258 | 1/01/1976 | WD | Q | I | | 23,400 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W3 UST=[YR=2007] N8 W9 S8 E9$ W9 S24 E12 N24$ S24 FOP=[YR=1993] S4 FOP=[YR=2007] S5 E17 N5 W17$ E17 N4 W17$ E41 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 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 200 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 12 | 21 | 252.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 504 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 600.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 70 | 2,184 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,888

| 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