LOT 54
IN OR 584/817
PIRATES WOOD 2 UNR

CAMAROTTI FRANK J
97295 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509B-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	02	Quality Level 02

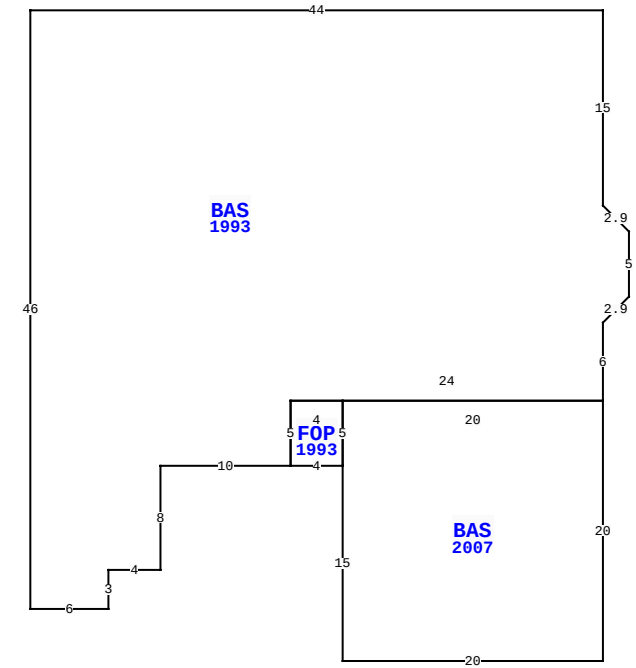
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	171,148
BAS	400	100	400	44,686
FOP	20	30	6	670
TOTALS	1,952		1,938	216,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	105.3892	131.74	255,312	1990	1995	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 1991 Heated Area: 1932 HX Base Yr 1991



97295 LAFFITES WAY, YULEE

BLD DATE	03/03/2023 NW	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		216,505
TOTAL MARKET OB/XF VALUE		4,840
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		321,345
SOH/AGL Deduction		198,863
ASSESSED VALUE		122,482
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		67,482
TOTAL JUST VALUE		321,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03287	H/AC	1,900	02/05/1990
6427	NEW CONSTR	1,600	01/17/1990
6194	NEW CONSTR	53,349	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0817	11/28/1989	WD	Q	V		10,000
GRANTOR: LYONS CHARLES						
GRANTEE: CAMAROTTI FRANK J						
0536/0082	2/03/1988	WD	U	V	09	25,000
GRANTOR: ADAMS THOMAS W						
GRANTEE: LYONS CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S46 E6 N3 E4 N8 E10 FOP=[YR=1993] E4
BAS=[YR=2007] S15 E20 N20 W20 S5 $ N5 W4 S5 $ N5 E24 N6 R2
U2 N5 U2 L2 N15 $.

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	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,060	
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	18.00	18.00	100	2015	2015	3	70	2,268	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	6.00	6.00	100	2015	2015	3	70	1,512	

LAND DESCRIPTION

TOTAL OB/XF 4,840

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 05/25/2022 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS