LOT 55
PIRATES WOOD 2 UNR

KILPATRICK JASON/
97307 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

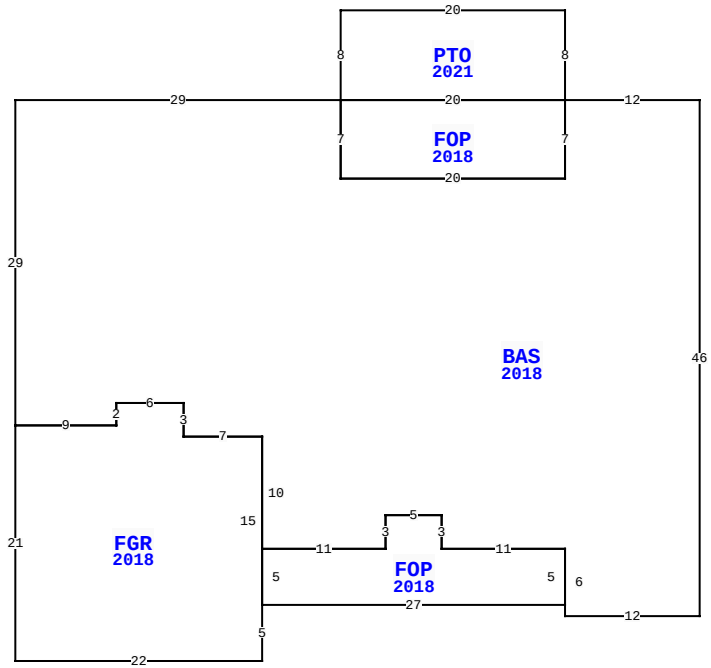
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,110	100	2,110	286,101
FGR	467	55	257	34,848
FOP	140	30	42	5,695
FOP	150	30	45	6,101
PTO	160	5	8	1,085
TOTALS	3,027		2,462	333,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	110.6880	138.36	340,642	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2110 HX Base Yr 2019



97307 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		333,829
TOTAL MARKET OB/XF VALUE		14,430
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		448,259
SOH/AGL Deduction		253,184
ASSESSED VALUE		195,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,075
TOTAL JUST VALUE		448,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707573	CO ISSUED	0	02/21/2018
B1707573	NEW CONSTR	265,682	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	9/29/2015	CN	Q	V	01	27,500
GRANTOR: CORBETT JAMES A III						
GRANTEE: KILPATRICK JASON						
0889/1564	7/02/1999	WD	Q	V		10,000
GRANTOR: EDWARDS FRANKIE L & L						
GRANTEE: CORBETT JAMES A III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 PTO=[YR=2021] N8 W20 S8 E20$
FOP=[YR=2018] W20 S7 E20 N7 $ S7 W20 N7 W29 S29
FGR=[YR=2018] S21 E22 N5 FOP=[YR=2018] E27 N5 W11 N3 W5 S3 W11 S5$ N15 W7 N3 W6 S2 W9$ E9 N2 E6 S3 E7 S10 E11 N3 E5 S3 E11 S6 E12 N46$.

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	52	3	156.00	SF	6.50	6.50	100	2018	2018	3	97	984	
2	0812	CONCRETE C	0	100	0	0	2,096.00	SF	4.00	4.00	100	2018	2018	3	97	8,132	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	18.00	18.00	100	2018	2018	3	82	5,314	

LAND DESCRIPTION

TOTAL OB/XF 14,430

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