

LYNCKER CAREY O SR & CAROLYN Y
97363 LAFFITES WAY
YULEE, FL 32097

43-3N-28-509B-0057-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 5013LVT/LAMNT 5003CENTRAL 10004AIR DUCTED 10031002WOOD FRAME 1001.1.1000100NONE 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4032.00BAS1,5601001,560178,338DCK65010657,431FSP10840434,916TOTALS2,3181,668190,684

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900011,668103.0500128.81214,8552000200000011.2588.75

Heated Area: 1560HX Base Yr 2021

DCK2007BAS2000FSP2007

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE190,684TOTAL MARKET OB/XF VALUE46TOTAL LAND VALUE - MARKET170,000TOTAL MARKET VALUE360,730SOH/AGL Deduction151,837ASSESSED VALUE208,893TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE158,893TOTAL JUST VALUE360,730NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE352,218

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2351/16913/31/2020WDQI01219,500GRANTOR: NETHERLAND TYLER ELIAGRANTEE: LYNCKER CAREY O SR1800/18145/01/2012WDQI02145,000GRANTOR: HIRTH JERRY M & JEANNGRANTEE: NETHERLAND TYLER EL

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W23 S12 BAS=[YR=2000] W38 S32 E4 S12 E12 FSP=[YR=2007] E18 N6 W18 S6\$ N6 E18 N16 E10 N22 W6\$ E6 S22 E17 N34\$.

EXTRA FEATURES

97363 LAFFITES WAY, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE06/16/2023MLU

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES10810CONCRETE A0100339.00SF6.506.501002000200037946

LAND DESCRIPTIONTOTAL OB/XF46

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR100RSF-10.000.002.00LT1.001.000.85100,000.0085,000.00170,000

REVIEW DATE05/12/2019BYKBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS