

COTTRELL DAVID KEITH
97535 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509B-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
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	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	1,973	100	1,973	213,905
FGR	840	55	462	50,088
FOP	329	30	99	10,733
FSP	320	40	128	13,878
FSP	90	40	36	3,903
FUS	540	100	540	58,545

TOTALS	4,092	3,238	351,052
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2001	2001	3	80	416	
3	0911	SCRN RM A	0 100	0	0	1,190.00	SF	17.50	17.50	100	2001	2013	3	60	12,495	
4	0861	POOL GUNIT	0 100	0	0	448.00	SF	85.00	85.00	100	2013	2013	3	71	27,037	
5	0855	CONC PAVER	0 100	0	0	742.00	SF	10.00	10.00	100	2013	2013	3	94	6,975	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,238	103.8680	129.84	420,422	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM - 100% - 2002

Heated Area: 2513

HX Base Yr 2002

The diagram illustrates the layout of the property with various building footprints. The main footprint is labeled BAS 2001. Other smaller footprints include FSP 2001, FGP 2013, FUS 2013, and FOP 2001. Dimensions are provided for each footprint and the overall lot boundaries.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	351,052
TOTAL MARKET OB/XF VALUE	51,098
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	502,150
SOH/AGL Deduction	272,486
ASSESSED VALUE	229,664
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	179,664
TOTAL JUST VALUE	502,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED