

LOTS 2 & 103
IN OR 2483/951
PIRATES WOODS #3 UNR

KAPPARIS SHANNON L
97160 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509C-0002-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,612	100	1,612	157,861
BAS	130	100	130	12,730
BAS	510	100	510	49,943
BAS	512	100	512	50,139
FGR	768	55	422	41,326
FOP	416	30	125	12,241
FUS	800	100	800	78,343
USP	510	30	153	14,983
TOTALS	5,258		4,264	417,566

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00
4	0351	CARPORT MT	0	100	22	40	880.00	SF	30.00
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
6	0911	SCRN RM A	0	100	20	40	800.00	SF	17.50
7	0845	KOOL DECK	0	100	0	0	350.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,264	86.3280	107.91	460,128	2000	2004	0	0
1 SNGL FAM - 100% - 2001									
Heated Area: 3564									
HX Base Yr 2001									

TOTAL OB/XF									
62,495									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		417,566	
TOTAL MARKET OB/XF VALUE		62,495	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		665,061	
SOH/AGL Deduction		340,339	
ASSESSED VALUE		324,722	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		274,722	
TOTAL JUST VALUE		665,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		650,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428337	SWIM POOL	32,270	02/01/2014
B23623	CARPORT	16,903	05/01/2010
P0508917	OTHER	0	02/01/2005
006856	NEW CONSTR	85,000	02/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2483/0951	7/26/2021	WD U	U	V	11	100	
GRANTOR: KAPPARIS DENNIS D							
GRANTEE: KAPPARIS SHANNON L							
1167/0248	9/02/2003	QC U	U	I	01	100	
GRANTOR: KAPPARIS DENNIS D							
GRANTEE: KAPPARIS DENNIS D &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2000] W28 BAS=[YR=2006] N15 USP=[YR=2014] N15 W34 S15 E34\$ W34 BAS=[YR=2006] N7 W32 S16 FGR=[YR=2006] S24 E32 N5 BAS=[YR=2006] E10 N13 W10 S13 \$ N19 W32 \$ E32 N9 \$ S15 E34 \$ W24 S31 FOP=[YR=2000] S8 E52 N8 W52 \$ E52 N31 \$ PTR=E15 FUS=[YR=2006] E20 S40 W20 N40 \$ W15 \$.									