LOT 4
IN OR 2054/1613
PIRATES WOOD #3 UNR

VOLLMER ROBERT W & MICKIE L REVOC LVG TRUST/VOLLME
15043 STATE ROUTE 54
DUNDEE, NY 14837

2024

43-3N-28-509C-0004-0000

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 60
Interior Floo	14	CARPET 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	05	Quality Level 05

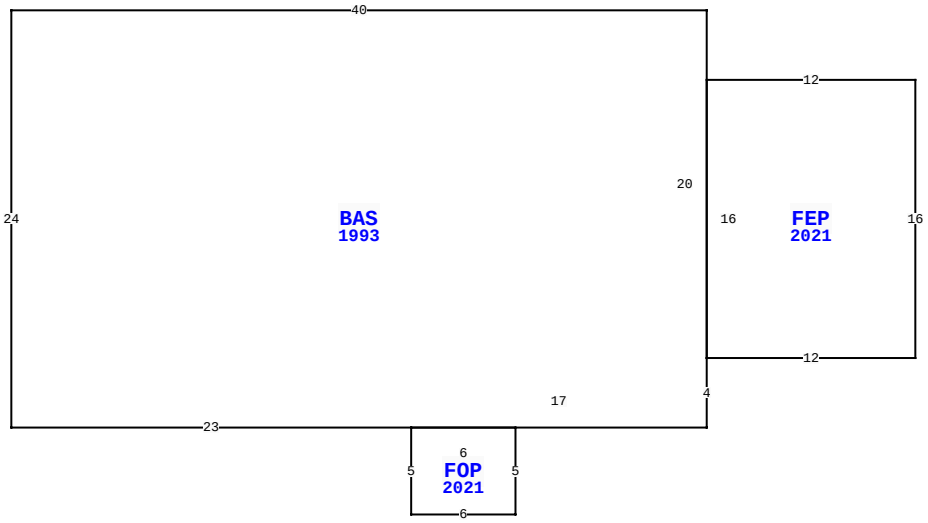
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	104,101
FEP	192	80	154	16,699
FOP	30	30	9	976
TOTALS	1,182		1,123	121,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,123	135.4892	128.71	144,541	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



97200 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	145,169
TOTAL MARKET OB/XF VALUE	4,225
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	249,394
SOH/AGL Deduction	66,285
ASSESSED VALUE	183,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,109
TOTAL JUST VALUE	249,394
NCON VALUE	27,618
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018399	GARAGE	69,139	12/14/2022
6241	XFOB	1,360	01/22/1990
5934	XFOB	1,360	08/21/1989
5712	NEW CONSTR	43,250	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/1613	6/20/2016	QC	U	I	11	100
GRANTOR: VOLLMER ROBERT W & MI						
GRANTEE: VOLLMER ROBERT W &						
2042/0494	4/22/2016	WD	Q	I	01	85,000
GRANTOR: COATES VIRGINIA FAYE						
GRANTEE: VOLLMER ROBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E23 FOP=[YR=2021] S5 E6 N5 W6 $ E17 N4
FEP=[YR=2021] E12 N16 W12 S16 $ N20 $.

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	1	0	26	19	494.00	SF	6.50	6.50	100	2023	2023		100	3,211	
2	0810	CONCRETE A	1	0	13	12	156.00	SF	6.50	6.50	100	2023	2023		100	1,014	

LAND DESCRIPTION

TOTAL OB/XF 4,225

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	0		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 05/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

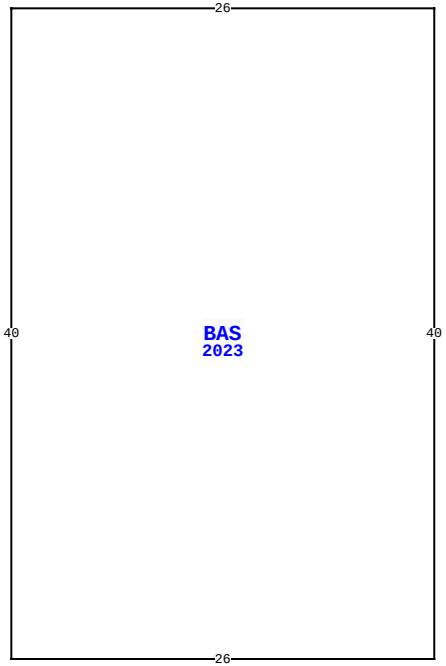
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 70
Interior Kit	07	N/A 30
Air Condition	CD	N/A 100
Heating Type	NEW	N/A 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
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	1,040	100	1,040	23,393
TOTALS	1,040		1,040	23,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	64.9080	22.72	23,629	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1040 HX Base Yr



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GRANTEE: VOLLMER ROBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-30,-20] E26 S40 W26 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS