LOT 6
IN OR 2482/603
PIRATES WOOD #3 UNR

ROBERTSON SEAN C & MELANIE L
97234 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509C-0006-0000

BUILDING CHARACTERISTICS

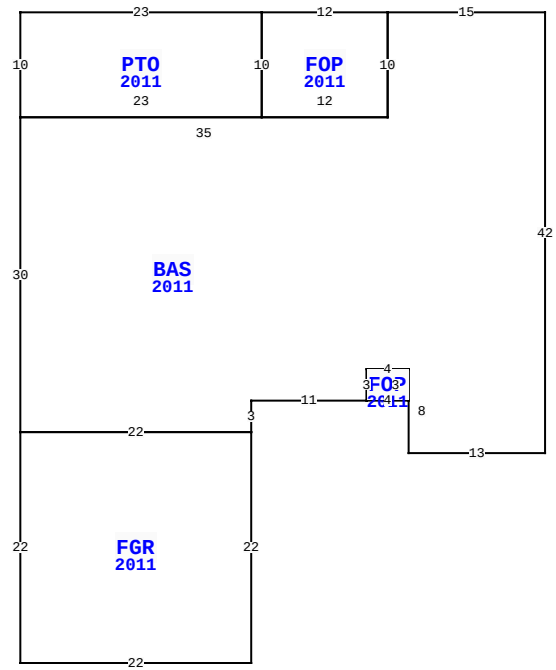
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,619	100	1,619	211,593
FGR	484	55	266	34,765
FOP	12	30	4	523
FOP	120	30	36	4,705
PTO	230	5	12	1,569
TOTALS	2,465		1,937	253,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	110.6420	138.30	267,887	2011	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 1619 HX Base Yr 2023



97234 LAFFITES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,153
TOTAL MARKET OB/XF VALUE		4,791
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		357,944
SOH/AGL Deduction		43,335
ASSESSED VALUE		314,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,609
TOTAL JUST VALUE		357,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25082	CO ISSUED	0	11/10/2011
E23787	NEW CONSTR	0	09/01/2011
P14945	NEW CONSTR	0	08/01/2011
B25082	NEW CONSTR	185,436	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2482/0603	7/26/2021	WD	Q	I	01	324,000
GRANTOR: PHIPPS DAVID C II & C						
GRANTEE: ROBERTSON SEAN C &						
2144/1360	9/01/2017	WD	Q	I	01	190,000
GRANTOR: ROBERTS JESSE L & CHR						
GRANTEE: PHIPPS DAVID C II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] W12 PTO=[YR=2011] W23 S10 E23 N10 $ S10 E12 N10 $ S10 W35 S30 FGR=[YR=2011] S22 E22 N22 W22 $ E22 N3 E11 FOP=[YR=2011] E4 N3 W4 S3 $ N3 E4 S8 E13 N42 $.

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	0812	CONCRETE C	0	100	0	0	1,302.00	SF	4.00	4.00	100	2011	2011	3	92	4,791	

LAND DESCRIPTION

TOTAL OB/XF 4,791

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS