LOT 13
IN OR 786/1101
PIRATES WOOD 3 UNR

MCFADDEN HERBERT & MERRIMAE C
97370 LAFFITES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509C-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

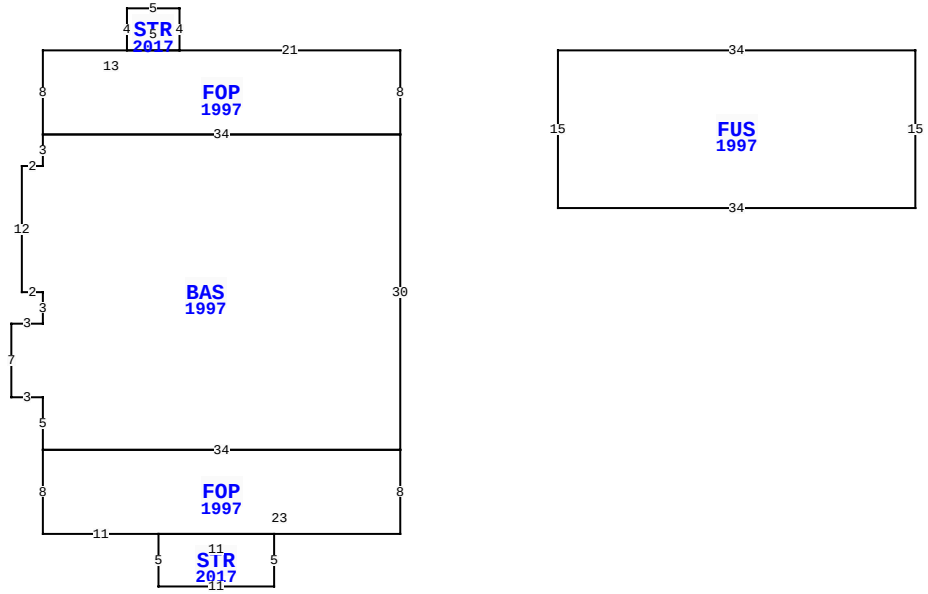
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,065 | 100 | 1,065 | 113,382 |
| FOP | 272 | 30 | 82 | 8,730 |
| FOP | 272 | 30 | 82 | 8,730 |
| FUS | 510 | 100 | 510 | 54,296 |
| STR | 20 | 10 | 2 | 213 |
| STR | 55 | 10 | 6 | 639 |
| TOTALS | 2,194 | | 1,747 | 185,989 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,747 | 128.8100 | 122.37 | 213,780 | 1997 | 1997 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1575 HX Base Yr 1998




97370 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 | | 185,989 |
| TOTAL MARKET OB/XF VALUE | | 4,851 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 285,840 |
| SOH/AGL Deduction | | 155,296 |
| ASSESSED VALUE | | 130,544 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 80,544 |
| TOTAL JUST VALUE | | 285,840 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,816 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1706021 | REPAIR/RRF | 15,000 | 09/01/2017 |
| 97-34312 | NEW CONSTR | 0 | 03/01/1997 |
| 94-1302 | CHNGE SRVC | 0 | 10/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0786/1101 | 3/07/1997 | WD | U | V | 07 | 100 |
| GRANTOR: HULSLANDER ROBERT TRU | | | | | | |
| GRANTEE: MCFADDEN HERBERT E | | | | | | |
| 0716/0994 | 10/20/1994 | WD | Q | V | | 13,500 |
| GRANTOR: HAMILTON RONNIE K & A | | | | | | |
| GRANTEE: MCFADDEN HERBERT E | | | | | | |

## BUILDING NOTES

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 15 | 16 | 240.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 1,440 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 15 | 6 | 90.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 26 | 351 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 15 | 10 | 150.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 26 | 585 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 25 | 18 | 450.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 55 | 2,475 | |

## BUILDING DIMENSIONS

FOP=[YR=1997] W21 STR=[YR=2017] N4 W5 S4 E5$ W13 S8
BAS=[YR=1997] S3 W2 S12 E2 S3 W3 S7 E3 S5 FOP=[YR=1997] S8
E11 STR=[YR=2017] S5 E11 N5 W11$ E23 N8 W34$ E34 N30 W34$
E34 N8$ PTR=E15 FUS=[YR=1997] E34 S15 W34 N15$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 4,851

| 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 | 0.95 | 100,000.00 | 95,000.00 | 95,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS