LOT 14
IN OR 1397/871
PIRATES WOOD #3 UNR

COCHRAN DOUGLAS W SR
97394 LAFFITES WAY
YULEE, FL 32097-9306

2024

43-3N-28-509C-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

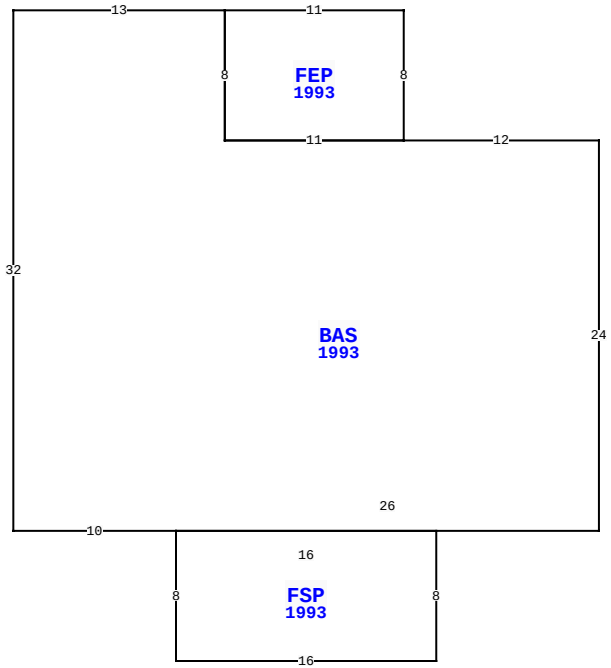
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	968	100	968	89,322
FEP	88	80	70	6,459
FSP	128	40	51	4,706
TOTALS	1,184		1,089	100,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	132.8710	126.23	137,464	1985	1985	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 2009 Heated Area: 968 HX Base Yr 2009



97394 LAFFITES WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,250
TOTAL MARKET OB/XF VALUE		4,856
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,106
SOH/AGL Deduction		103,773
ASSESSED VALUE		107,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,333
TOTAL JUST VALUE		211,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0871	3/21/2006	WD	Q	I		165,000
GRANTOR: BULOW ROBERT F						
GRANTEE: COCHRAN DOUGLAS W S						
0550/0938	8/23/1988	QC	U	I	07	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] N8 W11 S8 E11$ W11N8 W13 S32 E10 FSP=[YR=1993] S8 E16 N8 W16$ E26 N24 $.

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	1242	WD DECK A	0	100	16	28	448.00	SF	7.50	7.50	100	1988	1988	3	20	672	
2	0811	CONCRETE B	0	100	12	3	36.00	SF	5.20	5.20	100	2006	2006	3	87	163	
3	0351	CARPORT MT	0	100	31	18	558.00	SF	4.50	4.50	100	2006	2006	3	27	678	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	100.00	100.00	100	2006	2006	3	27	27	
5	0803	ASPHALT C	0	100	0	0	3,812.00	SF	1.50	1.50	100	2006	2006	3	58	3,316	

LAND DESCRIPTION

TOTAL OB/XF 4,856

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 05/12/2019 BY KBA 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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Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

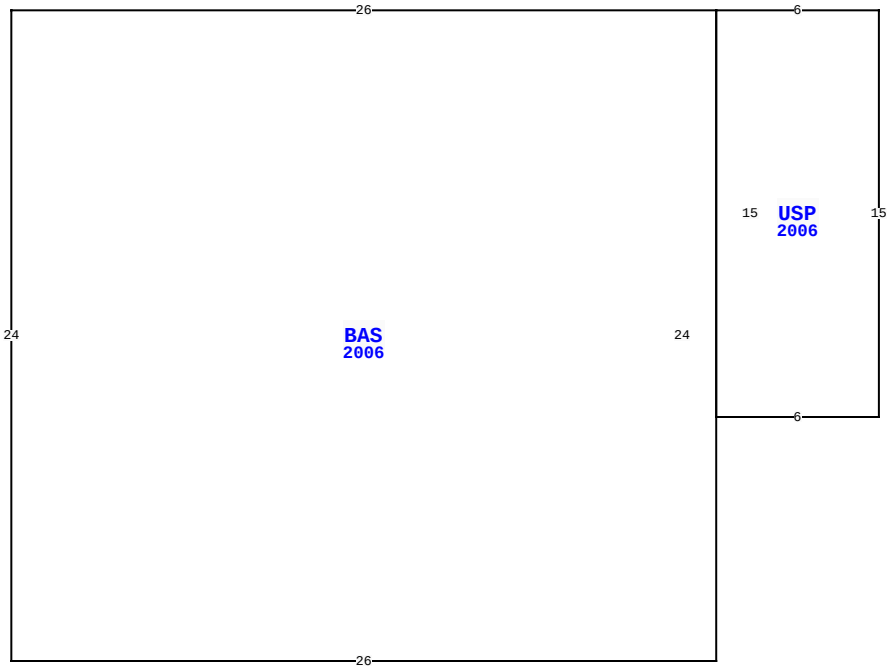
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	5,526
USP	90	30	27	239
TOTALS	714		651	5,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	651	50.6000	17.71	11,529	1994	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2009 Heated Area: 624 HX Base Yr 2009



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2006] W6 BAS=[YR=2006] W26 S24 E26 N24 $ S15 E6 N15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS