LOT 15
IN OR 2553/1758
PIRATES WOOD 3 UNR

ENOS JAMIE M & TRACEY B
97434 LAFFITES WAY
YULEE, FL 32097

2024

43-3N-28-509C-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

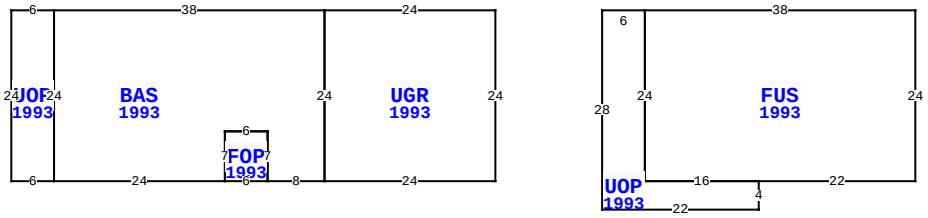
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	870	80,533
FOP	42	30	13	1,204
FUS	912	100	912	84,421
UGR	576	45	259	23,975
UOP	144	20	29	2,684
UOP	232	20	46	4,258
TOTALS	2,776		2,129	197,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	120.2901	114.28	243,302	1983	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



97434 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		197,075
TOTAL MARKET OB/XF VALUE		1,268
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		298,343
SOH/AGL Deduction		0
ASSESSED VALUE		298,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,343
TOTAL JUST VALUE		298,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1758	4/08/2022	WD	Q	I	01	375,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: ENOS JAMIE M & TRAC						
2436/0027	2/19/2021	WD	Q	I	01	235,000
GRANTOR: TAYLOR NATHAN A & CAT						
GRANTEE: COON JAMES H & MART						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W38 UOP=[YR=1993] W6 S24 E6 N24 $ S24 E24 FOP=[YR=1993] E6 N7 W6 S7 $ N7 E6 S7 E8 N24 $ S24 E24 N24 $ PTR= E21 FUS=[YR=1993] E38 S24 W22 UOP=[YR=1993] S4 W22 N28 E6 S24 E16 $ W16 N24 $ W21 $.

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	0	100	12	4	48.00	SF	6.50	6.50	100	1983	1983	3	41	128	
2	0802	ASPHALT B	0	100	0	0	880.00	SF	2.40	2.40	100	2004	2004	3	54	1,140	

LAND DESCRIPTION

TOTAL OB/XF 1,268

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