LOT 93
IN OR 1895/1654
PIRATES WOOD #3 UNR

WESTFALL JAMES M & JOANN H
97435 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509C-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

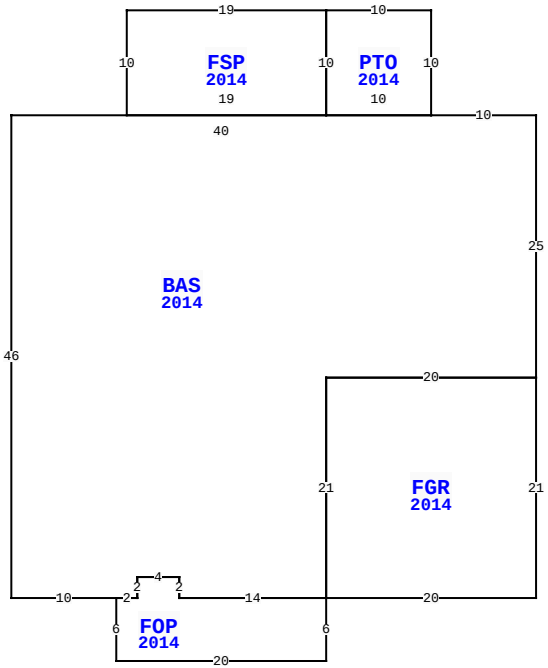
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,872	100	1,872	218,172
FGR	420	55	231	26,922
FOP	128	30	38	4,429
FSP	190	40	76	8,857
PTO	100	5	5	583
TOTALS	2,710		2,222	258,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	131.1828	124.62	276,906	2014	2014	0	0	0	6.48	93.52

1 SINGLE FAM – 100% - 2015 Heated Area: 1872 HX Base Yr 2015



97435 CUTLASS 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		258,962
TOTAL MARKET OB/XF VALUE		14,608
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		373,570
SOH/AGL Deduction		220,156
ASSESSED VALUE		153,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,414
TOTAL JUST VALUE		373,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428160	CO ISSUED	0	03/01/2014
B1428160	NEW CONSTR	233,342	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1654	12/17/2013	WD	Q	V	02	28,500
GRANTOR: EDELHAUS BUILDERS INC						
GRANTEE: WESTFALL JAMES M &						
1880/1073	9/20/2013	WD	U	V	30	37,500
GRANTOR: MADDOX BUILDERS INC						
GRANTEE: EDELHAUS BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 PTO=[YR=2014] N10 W10 FSP=[YR=2014] W19 S10 E19 N10 $ S10 E10 $ W40 S46 E10 FOP=[YR=2014] S6 E20 N6 FGR=[YR=2014] E20 N21 W20 S21 $ W14 N2 W4 S2 W2 $ E2 N2 E4 S2 E14 N21 E20 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	2,277.00	SF	5.20	5.20	100	2014	2014	3	95	11,248	

LAND DESCRIPTION

TOTAL OB/XF 14,608

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS