

LOT 95
IN OR 1938/533
PIRATES WOOD 3 UNR

THRIFT TERRY
97387 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509C-0095-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100	0100	01	1,870	117.7715	111.88	209,216	1994	1994	0	0	0	14.50	85.50	STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015										Heated Area: 1870										HX Base Yr 2015									
Roof Cover	03	COMP SHNGL 100	19 10 10 19 28 30 28 30 11 28 11 28 28 30 28 30 BAS 2007 BAS 1994 FUS 1994																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	03	MASONRY 100																														
Stories	2.	2. 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	840	100	840	80,352																												
BAS	190	100	190	18,175																												
FUS	840	100	840	80,352																												
TOTALS			1,870		1,870	178,880																										
EXTRA FEATURES			97387 CUTLASS WAY, YULEE													BLD DATE		LGL DATE														
																XF DATE		LAND DATE														
																INC DATE		AG DATE														
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															
1	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	75	312																
2	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2001	2001	3	80	2,396																
LAND DESCRIPTION			TOTAL OB/XF													2,708																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/14/2020 BY KW 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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