LOT 96
IN OR 1938/531
PIRATES WOOD 3 UNR

THRIFT DANIEL
97373 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509C-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

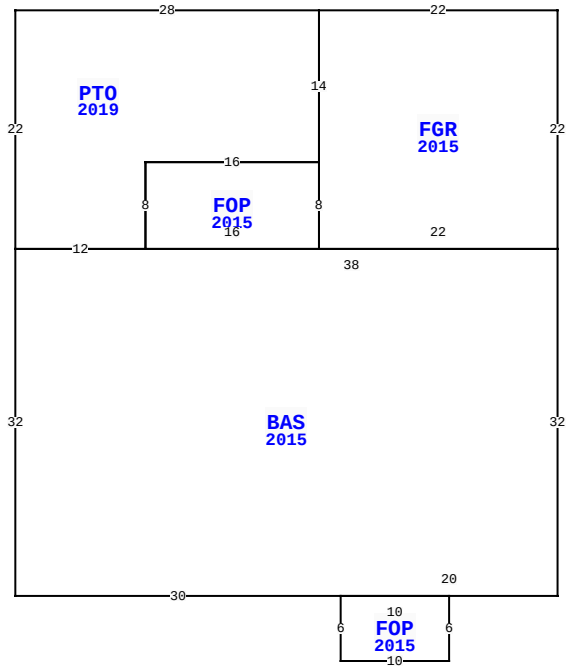
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,600	100	1,600	208,069
FGR	484	55	266	34,591
FOP	60	30	18	2,341
FOP	128	30	38	4,942
PTO	488	5	24	3,121
TOTALS	2,760		1,946	253,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	107.8098	134.76	262,243	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 1600 HX Base Yr 2016



97373 CUTLASS WAY, YULEE

BLD DATE	03/03/2023 NW	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		253,064
TOTAL MARKET OB/XF VALUE		2,434
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		355,498
SOH/AGL Deduction		178,251
ASSESSED VALUE		177,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,247
TOTAL JUST VALUE		355,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530086	CO ISSUED	0	06/30/2015
B1530086	NEW CONSTR	202,908	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/0531	9/16/2014	WD	U	I	11	100
GRANTOR: THRIFT GARY B						
GRANTEE: THRIFT DANIEL						
0880/0653	4/26/1999	QC	U	V	01	100
GRANTOR: FORSTER ORTRUD E F/K/						
GRANTEE: THRIFT GARY B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 PTO=[YR=2019] W28 S22 E12 N8 E16 N14$ S14
FOP=[YR=2015] W16 S8 BAS=[YR=2015] W12 S32 E30
FOP=[YR=2015] S6 E10 N6 W10$ E20 N32 W38$ E16 N8$ S8 E22
N22$.

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	20	4	80.00	SF	6.50	6.50	100	2015	2015	3	95	494	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 2,434

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 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS