

LOTS 99 & 100
IN OR 1176/797
PIRATES WOOD 3 UNR

KNOTTS DEBORAH W & RONALD S
97307 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509C-0099-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,456	100	1,456	135,976
BAS	400	100	400	37,356
BAS	432	100	432	40,344
FGR	567	55	312	29,138
FOP	16	30	5	467
FOP	384	30	115	10,740
FSP	300	40	120	11,207
FST	160	55	88	8,218

TOTALS 3,715 2,928 273,445

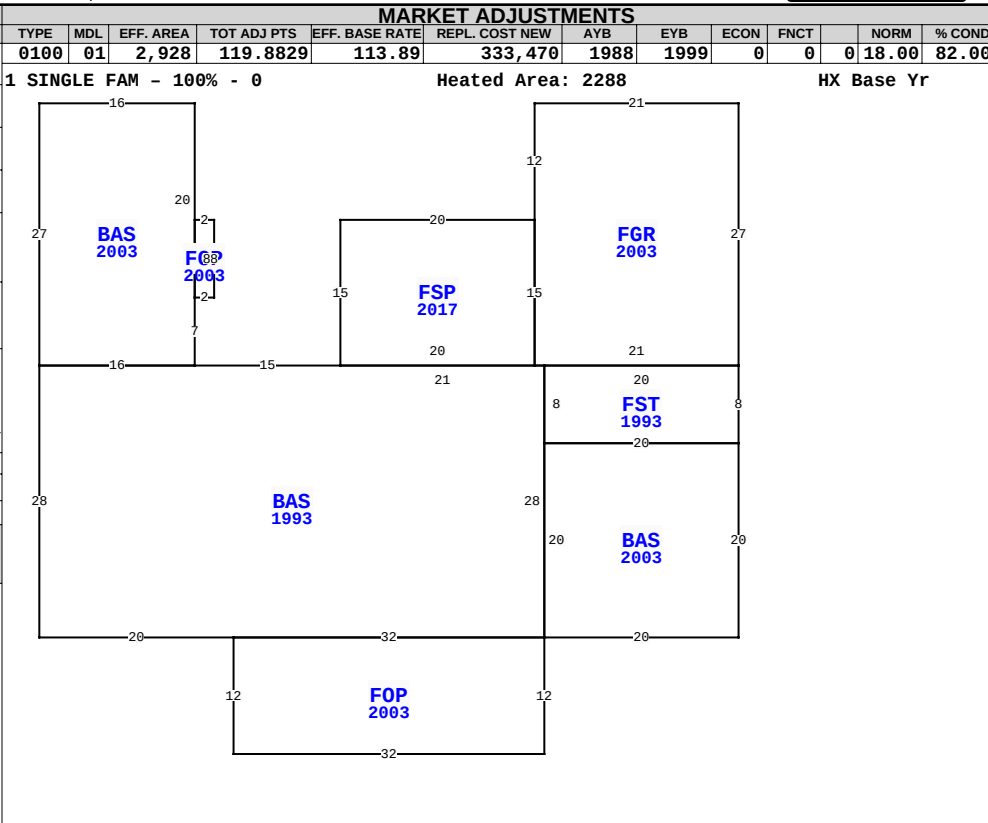
EXTRA FEATURES

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
1	0510	GARAGE WD-	0 100	30	46	1,380.00	SF	35.00	35.00	100	2010	2010	3	60	28,980	
2	0812	CONCRETE C	0 100	0	0	3,735.00	SF	3.00	3.00	100	1988	1988	3	54.5	6,107	
3	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2010	2010	3	78	1,198	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA



97307 CUTLASS WAY, YULEE

TOTAL OB/XF 36,285

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	0510	GARAGE WD-	0 100	30	46	1,380.00	SF	35.00	35.00	100	2010	2010	3	60	28,980	
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1	000100	C	SFR	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,445
TOTAL MARKET OB/XF VALUE		36,285
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		479,730
SOH/AGL Deduction		241,946
ASSESSED VALUE		237,784
TOTAL EXEMPTION VALUE	HX HB VX VP	182,949
BASE TAXABLE VALUE		54,835
TOTAL JUST VALUE		479,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4661	NEW CONSTR	56,360	02/16/1988
4804	NEW CONSTR	2,000	02/16/1988
2461	H/AC	2,500	02/16/1988
2910	NEW CONSTR	0	02/16/1988

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/0797	9/30/2003	QC	U	I	01	100

GRANTOR: BEASLEY DEBORAH J

GRANTEE: KNOTTS DEBORAH W &

0694/1041 12/16/1993 QC U I 06 100

GRANTOR: BEASLEY TERRY O

GRANTEE: BEASLEY DEBORAH J

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W21 S12 FSP=[YR=2017] W20 S15 BAS=[YR=1993]

W15 BAS=[YR=2003] N7 FOP=[YR=2003] E2 N8 W2 S8 \$ N20 W16

S27 E16 \$ W16 S28 E20 FOP=[YR=2003] S12 E32 N12

BAS=[YR=2003] E20 N20 FST=[YR=1993] N8 W20 S8 E20 \$ W20 S20

\$ W32 \$ E32 N28 W21 \$ E20 N15 \$ S15 E21 N27 \$.

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