

LOT 104  
IN OR 1033/1386  
PIRATES WOOD # 3 UNR

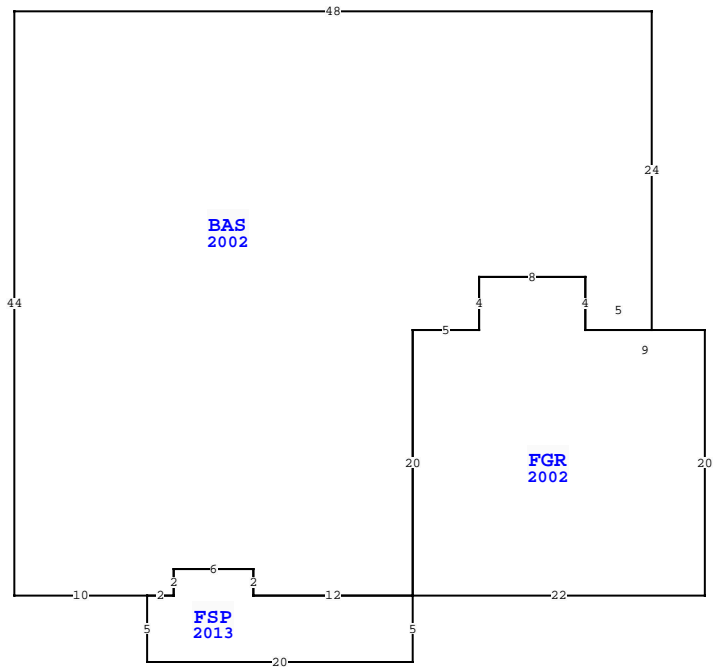
JENSEN WILLIAM R & KIMBERLY H  
97254 CARAVEL TRAIL  
YULEE, FL 32097

**2024**

43-3N-28-509C-0104-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	80
Interior Floo	11	CLAY TILE	20
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	01	Quality Level	01
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
BAS	1,708	100	1,708
FGR	472	55	260
FSP	112	40	45
			SUBAREA MARKET VALUE
			190,298
			28,968
			5,013
TOTALS	2,292		2,013
			224,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,013	99.3132	124.14	249,894	2002	2002	0	0	10.25	89.75
1 SNGL FAM - 100% - 2003 Heated Area: 1708 HX Base Yr 2003											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,894
TOTAL MARKET OB/XF VALUE			6,234
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			341,128
SOH/AGL Deduction			183,164
ASSESSED VALUE			157,964
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			107,964
TOTAL JUST VALUE			341,128
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209669	NEW CONSTR	130,206	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/1386	1/30/2002	WD	U	V	24	14,000

GRANTOR: MURRAY PAUL L & SANDR  
GRANTEE: JENSEN WILLIAM & KI

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W48 S44 E10 FSP=[YR=2013] S5 E20 N5 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR=[YR=2002] E22 N20 W9 N4 W8 S4 W5 S20\$ N20 E5 N4 E8 S4 E5 N24\$ .											

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	456.00	SF	5.20	5.20	100	2002	2002	3	82	1,944	
3	0810	CONCRETE A	0	100	0	78.00	SF	6.50	6.50	100	2002	2002	3	82	416	
4	0351	CARPORT MT	0	100	20	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	

LAND DESCRIPTION												TOTAL OB/XF												
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							

