LOT 107
IN OR 1272/755
PIRATES WOOD #3 UNR

SPRINGER ROBERT H JR & ROBIN K
97049 CUTLASS LANE
YULEE, FL 32097

2024

43-3N-28-509C-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

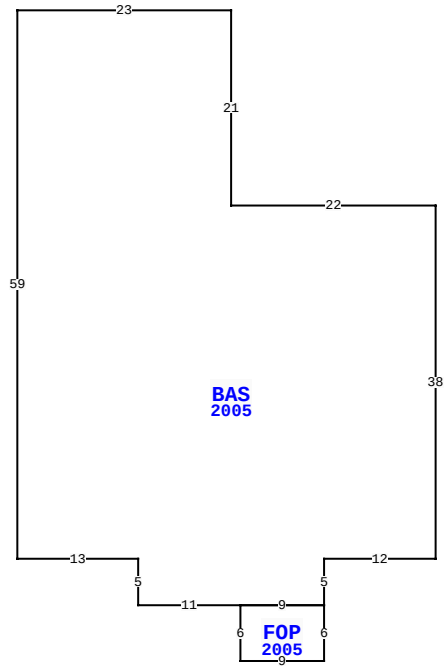
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,293	100	2,293	204,790
FOP	54	30	16	1,429
TOTALS	2,347		2,309	206,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	108.6820	103.25	238,404	2005	2005	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2006 Heated Area: 2293 HX Base Yr 2006



97049 CUTLASS WAY, YULEE

BLD DATE	08/03/2015 KK	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		206,219
TOTAL MARKET OB/XF VALUE		25,762
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		331,981
SOH/AGL Deduction		157,518
ASSESSED VALUE		174,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,463
TOTAL JUST VALUE		331,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23597	GARAGE	26,978	05/01/2010
B13482	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0755	11/09/2004	QC	U	V	01	100
GRANTOR: SPRINGER ROBERT & ROB						
GRANTEE: SPRINGER ROBERT H J						
1248/1897	7/28/2004	WD	U	V	07	100
GRANTOR: CONNER IAN & BONNIE N						
GRANTEE: SPRINGER ROBERT & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 N21 W23 S59 E13 S5 E11 FOP=[YR=2005] S6 E9 N6 W9$ E9 N5 E12 N38$.

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	0812	CONCRETE C	0	100	0	0	2,241.00	SF	4.00	4.00	100	2005	2005	3	86	7,709	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	24	2,074	
3	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	2010	2010	3	91	3,379	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2010	2010	3	60	12,600	

LAND DESCRIPTION

TOTAL OB/XF 25,762

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS