

LOT 108
IN OR 2412/1722
PIRATES WOOD #3 UNR

HARWELL JUSTIN T & JENNIFER
97071 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509C-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,230	100	2,230	298,154
FGR	751	55	413	55,219
FOP	142	30	43	5,749
FOP	250	30	75	10,027
FUS	896	100	896	119,796
STR	60	10	6	803

TOTALS	4,329		3,663	489,748
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50
5	0866	POOL FIBER	0	100	31	15	465.00	SF	72.00
6	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,663	109.1475	136.43	499,743	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 3126 HX Base Yr 2020											
BLD DATE: 06/16/2023 MLU											

TOTAL OB/XF 75,552											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100
3	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100
5	0866	POOL FIBER	0	100	31	15	465.00	SF	72.00	72.00	100
6	0855	CONC PAVER	0	100	0	0	775.00	SF	10.00	10.00	100
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
8	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20	5.20	100

TOTAL OB/XF 75,552											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		512,093	
TOTAL MARKET OB/XF VALUE		75,552	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		687,645	
SOH/AGL Deduction		281,918	
ASSESSED VALUE		405,727	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		355,727	
TOTAL JUST VALUE		687,645	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		668,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103428	SCRN ENCLSR	22,000	03/22/2021
B2100599	SWIM POOL	50,000	01/20/2021
B203955	GARAGE	23,357	05/26/2020
C1703569	CO ISSUED	0	01/19/2018
B1708288	SWIM POOL	28,000	09/20/2017
B1703569	NEW CONSTR	398,709	04/24/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2412/1722	9/09/2020	QC U	I	11	100
GRANTOR: HARWELL JUSTIN T & JE					
GRANTEE: HARWELL JUSTIN T &					
2045/1673	5/12/2016	WD Q	V	01	35,000
GRANTOR: MACKLE DOUGLAS F & JO					
GRANTEE: HARWELL JUSTIN T					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W13 N3 W16 FOP=[YR=2018] N12 W14 S10 W8 S5 E22 N3\$ S3 W22 N9 W14 S35 FGR=[YR=2018] S23 E12 S2 E19 N9 FOP=[YR=2018] E22 N3 W1 N6 W7 S3 W3 S1 W8 N1 W3 S6\$ N16 W31\$ E31 S10 E3 S1 E8 N1 E3 N3 E7 S6 E13 N39\$ PTR= E25 FUS=[YR=2018] E25 S17 STR=[YR=2018] E10 S4 W15 N4 E5\$ W5 S4 E22 S6 W2 S6 W7 S3 W13 N10 W20 N26\$ W25\$.									

HARWELL JUSTIN T & JENNIFER
97071 CUTLASS WAY
YULEE, FL 32097

2024

[illegible]