

TRUE COURSE YACHT MANAGEMENT INC
463688 SR 200 1-302
YULEE, FL 32097

43-3N-28-509D-0007-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50
17 CB STUCCO 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
12 HARDWOOD 100
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2.5 100
Frame 02 WOOD FRAME 100

Stories Units 2. 2. 100
 0 100
BUD8 Adjustme 04 DIST 01 100
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	957	100	957	101,522
BAS	1,750	100	1,750	185,646
FGR	674	55	371	39,357
UOP	270	20	54	5,728
UOP	276	20	55	5,835

TOTALS 3,927 3,187 338,087

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEWAYBEYB

ECONFNCT

NORM% COND

090001

3,187

106.2600

132.82

423,297

1979

1979

0

0

20.13

79.87

1 SNGL FAM - 0% - 2024

Heated Area: 2707

HX Base Yr

45

6

15

6

13

14

24

27

26

47

21

45

UOP
1993

BAS
1993

FGR
1993

46

6

14

6

21

14

10

6

10

20

27

22

46

UOP
1993

BAS
1993

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

338,087

TOTAL MARKET OB/XF VALUE

4,686

TOTAL LAND VALUE - MARKET

170,000

TOTAL MARKET VALUE

512,773

SOH/AGL Deduction

0

ASSESSED VALUE

512,773

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

512,773

TOTAL JUST VALUE

512,773

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

431,732

PERMIT NUM

DESCRIPTION

AMT

ISSUED

8477

REPAIR/RRF

4,680

11/02/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2683/1618

12/06/2023

WD Q

I

01

525,000

GRANTOR: SUMNER BRENDA LYNNE

GRANTEE: TRUE COURSE YACHT M

2623/0573

2/28/2023

FJ U

I

11

0

GRANTOR: NELSON CORRINE C EST

GRANTEE: SUMNER BRENDA LYNNE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W45 S6 BAS=[YR=1993] S15 W2 S6 FGR=[YR=1993] S13 E2 S14 E24 N27 W26\$ E47 N21 W45\$ E45 N6\$ PTR= E15
UOP=[YR=1993] E46S6 BAS=[YR=1993] S22 W20 S27 W10 N1 W6 S1
W10 N14 W2 N21 E2 N14 E46\$ W46 N6\$ W15 \$.

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000131

C

SFR CANAL

0

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

170,000.00

170,000.00

170,000

EXTRA FEATURES

97578 PIRATES POINT RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

3,500.00

100

1980

1980

3

46.5

1,628

2.00

100

1980

1980

3

50

3,058

TOTAL OB/XF

4,686

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 170,000

Market: 0

Agricultural: 0

Common: 170,000

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