

COMISFORD JENNIFER B & SHANE M
97046 PIRATES POINT RD
YULEE, FL 32097

43-3N-28-509D-0043-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 4						Tax Dist:							
BUILDING MARKET VALUE						390,076							
TOTAL MARKET OB/XF VALUE						58,078							
TOTAL LAND VALUE - MARKET						170,000							
TOTAL MARKET VALUE						618,154							
SOH/AGL Deduction						118,658							
ASSESSED VALUE						499,496							
TOTAL EXEMPTION VALUE						HX HB		50,000					
BASE TAXABLE VALUE						449,496							
TOTAL JUST VALUE						618,154							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						587,266							
PERMIT NUM		DESCRIPTION				AMT		ISSUED					
B1806341		SCRN ENCLSR				33,460		08/01/2018					
B1807311		SWIM POOL				38,000		07/18/2018					
B1706371		9 WINDOWS				4,215		10/01/2017					
B1705764		REMODEL				12,000		09/01/2017					
R1705239		REPAIR/RRF				0		08/01/2017					
5982		GARAGE				10,272		09/12/1989					
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2500/1022		9/23/2021		WD	Q	I	01	565,000					
GRANTOR:WALL JAMES K & HALEY													
GRANTEE:COMISFORD JENNIFER													
2206/1991		6/27/2018		WD	Q	I	01	369,900					
GRANTOR:BUSER STEPHEN & WENDY													
GRANTEE:WALL JAMES K & HALE													
BUILDING NOTES													
BUILDING DIMENSIONS													
DCK=[YR=2017] N12 W24 S12 E24\$ BAS=[YR=1993] W24 S24 FOP=[YR=2016] W8 S14 BAS=[YR=2017] S18FGR=[YR=2016] S14 E22 N14 W22\$ E22 N18 W22\$ E8 N14\$ S14 E24 N13 UST=[YR=2016] E7 N10 W7 S10\$ N25\$ PTR=E50 FUS=[YR=1993] W7 BAL=[YR=2017] N2 W10 S2 E10\$ W13 STR=[YR=2017] W4 STR=[YR=2016] W4 S14 BAL=[YR=2016] W2 S9 E6 N9 W4\$ E4 N14\$ S10 E4 N10\$ S10 W4 S28 E24 N38\$ W50\$.													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
70,000													
Common: 170,000													
PRINTED 08/06/2024 BY SYS													