

GIBSON EDWARD I REVOC LVG TRUST/GIBSON EDWARD I TR
97626 PIRATES WAY
YULEE, FL 32097

43-3N-28-509D-0048-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 60
19COMMON BRK 40
03GABLE/HIP 100
03COMP SHNGL 100
04PLYWOOD 50
05DRYWALL 50
12HARDWOOD 60
14CARPET 40
03CENTRAL 100
04AIR DUCTED 100
3 100
1 100
02WOOD FRAME 100
1. 1. 100
0 100
04DIST 01 100
00NONE 100
04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4032.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE
BAS1,4001001,400161,605
BAS30010030034,630
FCP22425566,464
UST12645576,579
TOTALS2,0501,813209,278

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900011,813115.2900144.11261,2711979199000019.9080.10
1 SNGL FAM - 100% - 2003Heated Area: 1700HX Base Yr 2003

NASSAU COUNTY PROPERTY

VALUATION SUMMARY
STANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE209,278
TOTAL MARKET OB/XF VALUE2,688
TOTAL LAND VALUE - MARKET170,000
TOTAL MARKET VALUE381,966
SOH/AGL Deduction219,598
ASSESSED VALUE162,368
TOTAL EXEMPTION VALUEHX HB SX100,000
BASE TAXABLE VALUE62,368
TOTAL JUST VALUE381,966
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE338,905

SUBMITTER INFORMATION

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE
1208/04302/13/2004WDUUII01100
GRANTOR: GIBSON EDWARD I JR
GRANTEE: GIBSON EDWARD I TRU
1114/02552/19/2003WDUUII21170,000
GRANTOR: GRIMES ELIZABETH ANN
GRANTEE: GIBSON EDWARD I JR

BUILDING NOTES

BAS=[YR=1993] W10 BAS=[YR=2002] N12 W25 S12 E25 \$ W35 S28
UST=[YR=2002] S14 E9 FCP=[YR=2002] E16 N14 W16 S14 \$ N14 W9 \$ E25 S14 E10 N14 E10 N28 \$.

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2002] N12 W25 S12 E25 \$ W35 S28
UST=[YR=2002] S14 E9 FCP=[YR=2002] E16 N14 W16 S14 \$ N14 W9 \$ E25 S14 E10 N14 E10 N28 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000131CSFR CANAL100RSF-10.000.001.00LT1.001.001.00170,000.00170,000.00170,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 170,000Market: 0Agricultural: 0Common: 170,000PRINTED 08/06/2024 BY SYS