LOT 5
IN OR 2633/388
PIRATES WOOD #6 UNR

MURRAY LYNNE LIVING TRUST/MURRAY LYNNE TRUSTEE
97106 CUTLASS WAY
YULEE, FL 32097

2024

43-3N-28-509F-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

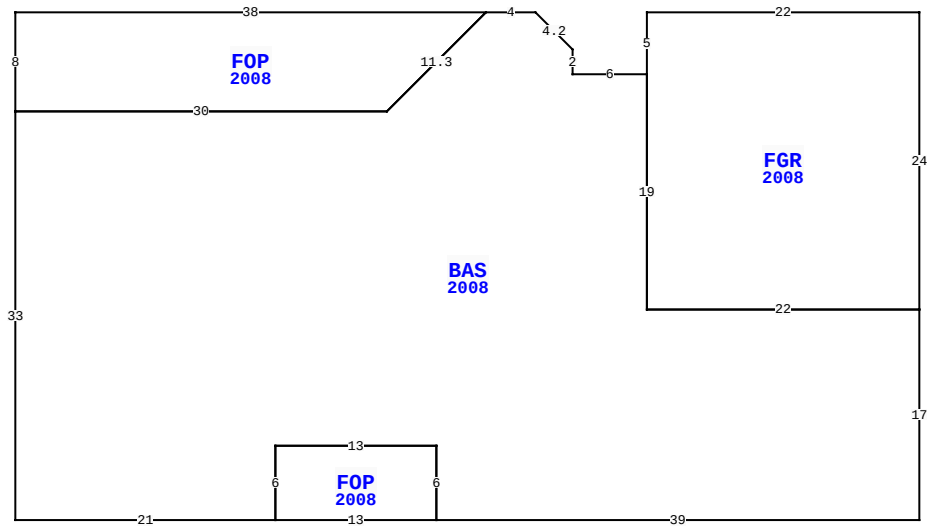
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,081	100	2,081	244,974
FGR	528	55	290	34,138
FOP	78	30	23	2,707
FOP	272	30	82	9,653
TOTALS	2,959		2,476	291,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,476	101.2608	126.58	313,412	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2011 Heated Area: 2081 HX Base Yr 2011



97106 CUTLASS WAY, YULEE

BLD DATE	12/11/2008 RK	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		291,473
TOTAL MARKET OB/XF VALUE		24,404
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		415,877
SOH/AGL Deduction		225,382
ASSESSED VALUE		190,495
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		135,495
TOTAL JUST VALUE		415,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13179	MECH OTHER	0	08/01/2007
C20057	CO ISSUED	204,200	06/01/2007
E19432	ELEC OTHER	2,200	06/01/2007
P12503	OTHER	0	06/01/2007
R10461	REPAIR/RRF	4,800	06/01/2007
B20057	NEW CONSTR	204,200	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/388	3/29/2023	WD	U	I	11	100
GRANTOR: MURRAY LYNNE H						
GRANTEE: MURRAY LYNNE LIVING						
2230/0396	10/03/2018	QC	U	I	11	61,000
GRANTOR: MURRAY GRADY C JR & L						
GRANTEE: MURRAY GRADY C JR &						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	680.00	SF	7.00	7.00	100	2009	2009	3	90	4,284	
2	0855	CONC PAVER	0	100	0	0	247.00	SF	7.00	7.00	100	2009	2009	3	90	1,556	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2009	2009	3	56	18,564	

BUILDING DIMENSIONS

FGR=[YR=2008] W22 S5 BAS=[YR=2008] W6 N2 U3 L3 W4
FOP=[YR=2008] W38 S8 E30 U8 R8 $ D8 L8 W30 S33 E21
FOP=[YR=2008] E13 N6 W13 S6 $ N6 E13 S6 E39 N17 W22 N19 $
S19 E22 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 24,404

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 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS