

LOT 9  
IN OR 2523/992  
PIRATES WOOD #6 UNR

ABELS HENRY A & JONI E JONES (H&W)  
97200 CUTLASS WAY  
YULEE, FL 32097

2024

43-3N-28-509F-0009-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 09 | PINE WOOD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 100            |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4032.00 |                  |

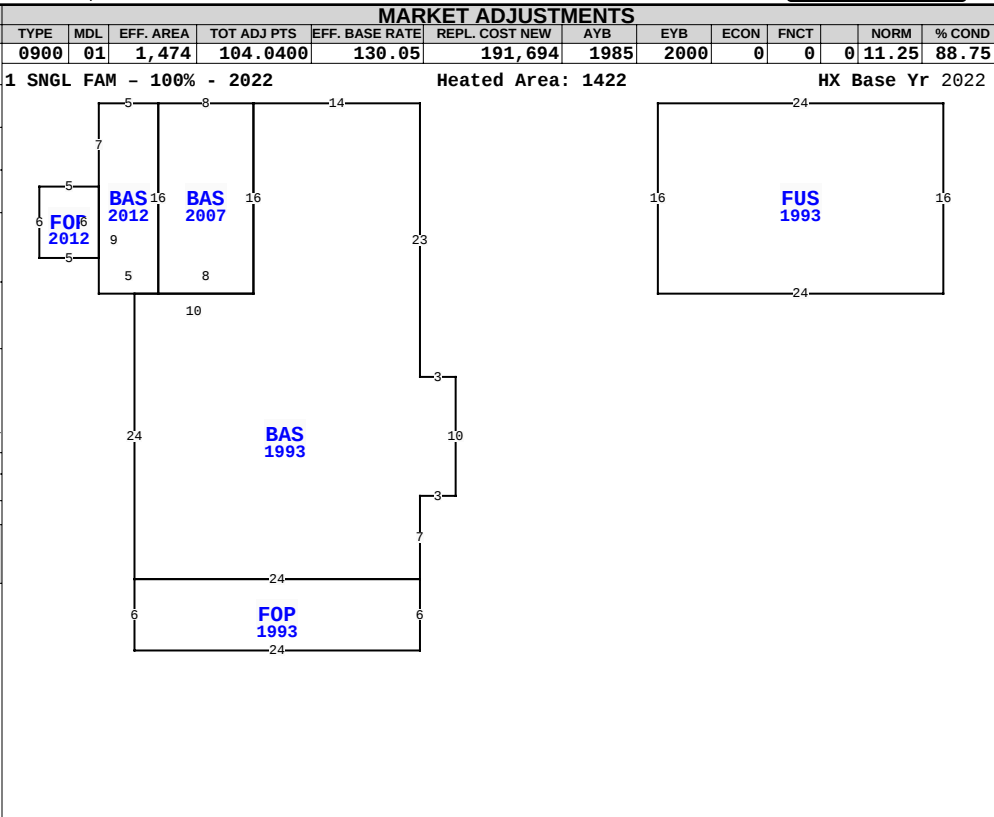
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 830              | 100         | 830          | 95,799               |
| BAS       | 128              | 100         | 128          | 14,773               |
| BAS       | 80               | 100         | 80           | 9,234                |
| FOP       | 144              | 30          | 43           | 4,963                |
| FOP       | 30               | 30          | 9            | 1,038                |
| FUS       | 384              | 100         | 384          | 44,321               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,596 |  | 1,474 | 170,128 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |          |    |          |       |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 1.00     | UT | 3,500.00 |       |
| 2              | 0803       | ASPHALT C   | 0       | 100 | 0  | 2,600.00 | SF | 2.00     |       |
| 3              | 0350       | CARPORT WD  | 0       | 100 | 20 | 300.00   | SF | 13.00    |       |
| 4              | 0680       | POLE SHED   | 0       | 100 | 12 | 180.00   | SF | 11.00    |       |

| 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        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/16/2023 |
| INC DATE |  | AG DATE   | MLU        |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 1985    | 1985        | 3 | 58     | 2,030           |       |
| 100       | 1997    | 1997        | 3 | 50     | 2,600           |       |
| 100       | 1997    | 1997        | 3 | 20     | 780             |       |
| 100       | 1997    | 1997        | 3 | 25     | 495             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 5,905       |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 100,000 | Market: 0 | Agricultural: 0 | Common: 100,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           | 170,128     |          |
| TOTAL MARKET OB/XF VALUE  |           | 5,905       |          |
| TOTAL LAND VALUE - MARKET |           | 100,000     |          |
| TOTAL MARKET VALUE        |           | 276,033     |          |
| SOH/AGL Deduction         |           | 138,291     |          |
| ASSESSED VALUE            |           | 137,742     |          |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |          |
| BASE TAXABLE VALUE        |           | 87,742      |          |
| TOTAL JUST VALUE          |           | 276,033     |          |
| NCON VALUE                |           | 0           |          |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           | 268,531     |          |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B25242     | ADDITION    | 8,066 | 10/01/2011 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2523/0994                      | 12/15/2021 | WD        | U   | I   | 11     | 100        |
| GRANTOR: HORNE RANDALL LYNWOOD |            |           |     |     |        |            |
| GRANTEE: ABELS HENRY A & JON   |            |           |     |     |        |            |
| 2523/0992                      | 12/15/2021 | PR        | Q   | I   | 02     | 250,000    |
| GRANTOR: HORNE NELL S EST      |            |           |     |     |        |            |
| GRANTEE: ABELS HENRY A & JON   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 BAS=[YR=2007] W8 BAS=[YR=2012] W5<br>S7FOP=[YR=2012] W5 S6 E5 N6\$ S9 E5 N16\$ S16 E8 N16\$ S16 W10<br>S24 FOP=[YR=1993] S6 E24 N6 W24\$ E24 N7 E3 N10 W3 N23\$<br>PTR=E20 FUS=[YR=1993] E24 S16 W24 N16\$ W20\$. |  |  |  |  |  |  |  |  |  |