

LOT 14
IN OR 570 PG 926
PIRATES WOOD # 6 UNR

MEREDITH RUBY L
97209 DOUBLON WAY
YULEE, FL 32097

2024

43-3N-28-509F-0014-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,200	100
FSP	192	40
FST	40	55
FST	80	55
UCP	480	20
TOTALS	1,992	1,439

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,439	123.1880	117.03	168,406	1990	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 1991 Heated Area: 1200 HX Base Yr 1991											

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4		
VALUATION SUMMARY							
VALUATION BY			STANDARD				
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE			142,303				
TOTAL MARKET OB/XF VALUE			2,844				
TOTAL LAND VALUE - MARKET			100,000				
TOTAL MARKET VALUE			245,147				
SOH/AGL Deduction			154,346				
ASSESSED VALUE			90,801				
TOTAL EXEMPTION VALUE		HX HB WX	55,000				
BASE TAXABLE VALUE			35,801				
TOTAL JUST VALUE			245,147				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			238,524				
PERMIT NUM		DESCRIPTION		AMT	ISSUED		
6113		NEW CONSTR		1,850	08/04/1989		
3101		H/AC		2,331	08/04/1989		
3613		NEW CONSTR		1,600	08/04/1989		
5802		NEW CONSTR		38,258	06/09/1989		
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0926		5/22/1989	WD	Q	V		10,500
GRANTOR:MACDONALD & BUEME							
GRANTEE:MEREDITH CHARLES &							
0358/0271		4/01/1982	WD	Q	V		6,500
GRANTOR:							
GRANTEE:							

TOTALS		1,992				1,439		142,303		97209 DOUBLON WAY, YULEE										XF DATE				LAND DATE		06/16/2023		MLU	
EXTRA FEATURES												INC DATE								AG DATE									
L N	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	0810	CONCRETE A				0	100	10	12	120.00	SF	6.50	6.50	100	1990	1990	3	59.5	464										
2	0500	FP-PRE FAB				0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380										