

LOT 21
IN OR 1993/499
PIRATES WOOD #6 UNR

OSBORNE CLYDE A & TRACY N
97057 DOUBLON WAY
YULEE, FL 32097

2024

43-3N-28-509F-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 4					4
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 100	0900	01	2,361	105.6685	132.09	311,864	2006	2006	0	0	0	12.75	87.25	VALUATION BY					STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016										Heated Area: 2280					HX Base Yr 2016					Tax Group: 4					Tax Dist:							
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					294,718												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					21,544												
Interior Floo	11	CLAY TILE 50																TOTAL LAND VALUE - MARKET					100,000												
Interior Floo	14	CARPET 50																TOTAL MARKET VALUE					416,262												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					184,571												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					231,691												
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000												
Bathrooms		2 100																BASE TAXABLE VALUE					181,691												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					416,262												
Stories	1.	1. 100																NCON VALUE					24,250												
Units	0	100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					391,121																											

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