LOT 23
IN OR 2490/1184
PIRATES WOOD 6 UNR

MAYES MATTHEW S & ROSA I
97031 DOUBLOON WAY
YULEE, FL 32097

2024

43-3N-28-509F-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

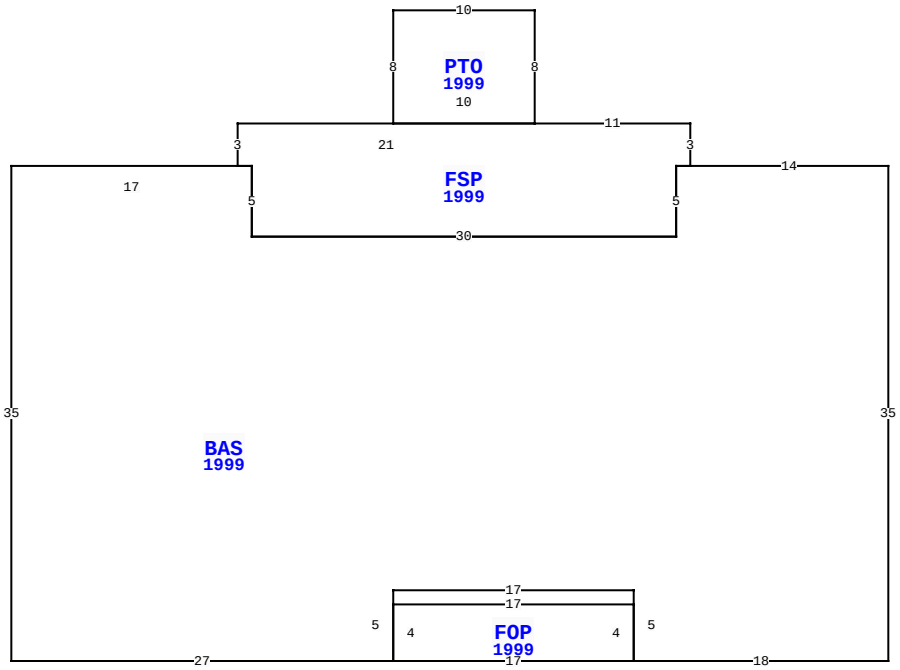
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,935	100	1,935	246,296
FOP	68	30	20	2,546
FSP	246	40	98	12,474
PTO	80	5	4	509
TOTALS	2,329		2,057	261,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	117.7176	147.15	302,688	1999	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 1935 HX Base Yr



97031 DOUBLOON WAY, YULEE

BLD DATE		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		284,439
TOTAL MARKET OB/XF VALUE		10,455
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		394,894
SOH/AGL Deduction		0
ASSESSED VALUE		394,894
TOTAL EXEMPTION VALUE	13	394,894
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		394,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802088	REPAIR/RRF	2,400	03/01/2018
B1633583	30X39	52,217	12/01/2016
9905695	NEW CONSTR	101,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1184	8/19/2021	WD	Q	I	01	410,000
GRANTOR: NELSON ROBERT G						
GRANTEE: MAYES MATTHEW S & R						
2482/1411	7/21/2021	QC	U	I	11	100
GRANTOR: NELSON TINA M						
GRANTEE: NELSON ROBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FSP=[YR=1999] N3 W11 PTO=[YR=1999] N8 W10 S8 E10 $ W21 S3 E1 S5 E30 N5 E1 $ W1 S5 W30 N5 W17 S35 E27 FOP=[YR=1999] E17 N4 W17 S4 $ N5 E17 S5 E18 N35$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1999	1999	3	20	1,440	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	1999	1999	3	77	300	
3	0811	CONCRETE B	0	100	40	10	400.00	SF	5.20	5.20	100	2003	2003	3	83	1,726	
4	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50	6.50	100	2016	2016	3	96	2,496	
5	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	94	4,211	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 10,455

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 04/26/2022 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

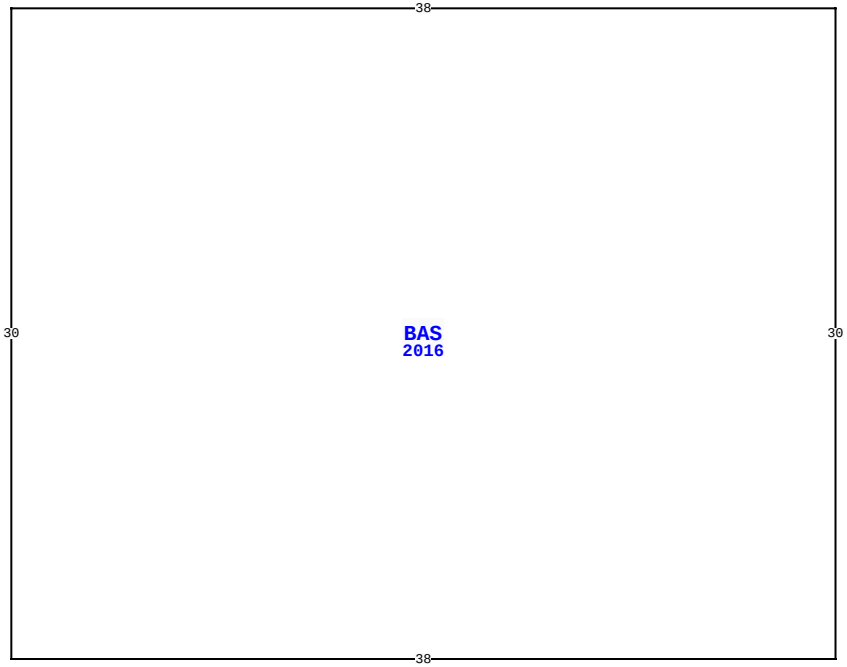
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	22,614
TOTALS	1,140		1,140	22,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	60.9500	21.33	24,316	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2023 Heated Area: 1140 HX Base Yr



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GRANTOR: NELSON TINA M						
GRANTEE: NELSON ROBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W38 S30 E38 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/26/2022 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS