

LOT 7
IN OR 1187/151
PIRATES WOOD ESTATES PB 5/273

THOMPSON SEAN & DONNA
97020 KATFISH DRIVE
YULEE, FL 32097

2024

43-3N-28-509G-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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
BAL	170	15	26	3,355
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BAS	1,467	100	1,467	189,262
BAS	1,702	100	1,702	219,579
FOP	98	30	29	3,741
FOP	187	30	56	7,225
FUS	670	100	670	86,438
PTO	300	5	15	1,935
STR	134	10	13	1,677
STR	50	10	5	645
TOTALS	5,128		4,045	521,855

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00
2	0812	CONCRETE C	0	0	0	0	1,184.00	SF	4.00	4.00
3	0812	CONCRETE C	0	0	0	0	1,731.00	SF	4.00	4.00
4	0858	SCULP CONC	0	0	0	0	461.00	SF	13.00	13.00
5	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
7	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	4,045	116.4240	145.53	588,669	2000	2000	0	0	11.35
1 SNGL FAM - 0% - 0										
Heated Area: 3839										
HX Base Yr										

** This building has 11 Sub-Areas

97020 KATFISH DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		521,855	
TOTAL MARKET OB/XF VALUE		28,453	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		675,308	
SOH/AGL Deduction		143,648	
ASSESSED VALUE		531,660	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		531,660	
TOTAL JUST VALUE		675,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		680,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13419	MECH OTHER	1,000	11/01/2007
B20681	REMODEL	92,325	10/01/2007
996649	NEW CONSTR	83,146	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1187/0151	11/06/2003	WD	Q	I		294,500
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: THOMPSON SEAN & DON						
1187/0149	11/06/2003	WD	Q	I		294,500
GRANTOR: COPPOCK LORIN G & DAN						
GRANTEE: PRUDENTIAL RELOCATI						

BUILDING NOTES										
PTO=[YR=2008] W25 S2 UOP=[YR=2008] W18 STR=[YR=2008] W5 S10 E5 N10 \$ S10 BAS=[YR=2008] S40 E21 N2 E9 S2 E13 N40 W43 \$ E18 N10 \$ S10 E25 N12 \$ PTR= E30 BAL=[YR=2000] E17 S10 BAS=[YR=2000] E27 S23 E2 S6 W2 S11 W12 N2 W10 S2 W9 FOP=[YR=2000] W13 STR=[YR=2000] W10 N15 E8 S8 E2 S7\$ N10 E5 S4 E8 S6\$ N6 W8 N4 W5 N19 FOP=[YR=2000] N11 E17 S11 W17 \$ E17N11 \$ W17 N10 \$ W30 \$ PTR= W60FUS=[YR=2000] W5 N6 W13 BAL=[YR=2000] W17 S10 E17 N10 \$ S40 E8 N2 E10 N32 \$ E60 \$.										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT