LOT 8 IN OR 890/54
PIRATES WOOD ESTATES PB 5/273

HAFTEL MARION E
19425 CREWS RD
GLEN SAINT MARY, FL 32040

2024

43-3N-28-509G-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

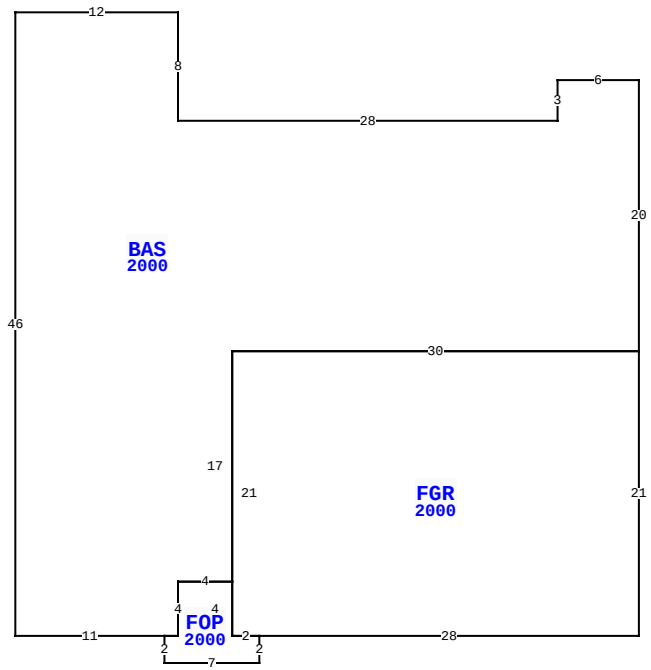
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	163,261
FGR	630	55	346	46,454
FOP	30	30	9	1,209
TOTALS	1,876		1,571	210,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,571	121.0230	151.28	237,661	2000	2000	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 2024 Heated Area: 1216 HX Base Yr



97052 KATFISH DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	06/16/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,924
TOTAL MARKET OB/XF VALUE	8,855
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	319,779
SOH/AGL Deduction	0
ASSESSED VALUE	319,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,779
TOTAL JUST VALUE	319,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25383	REPAIR/RRF	1,400	12/01/2011
996330	NEW CONSTR	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0890/0054	7/06/1999	WD	Q	V		30,000
GRANTOR: ALLAN ANDREW J & LEJE						
GRANTEE: HAFTEL MARION E						
0800/0620	7/17/1997	WD	Q	V		23,000
GRANTOR: MOORE WILLARD E						
GRANTEE: ALLAN ANDREW J & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W6 S3 W28 N8 W12 S46 E11 FOP=[YR=2000] S2 E7 N2
FGR=[YR=2000] E28 N21 W30 S21 E2$ W2 N4 W4 S4 W1$ E1 N4 E4
N17 E30 N20$.

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	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	2000	2000	3	79	678	
2	0812	CONCRETE C	0	0	0	0	2,183.00	SF	4.00	4.00	100	2000	2000	3	79	6,898	
3	0462	ST/AL FNC	0	0	96	0	384.00	SF	10.00	10.00	100	2001	2001	3	29	1,114	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	

LAND DESCRIPTION

TOTAL OB/XF 8,855

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS