LOT 30
IN OR 720/1776
PIRATES WOOD 1 UNR

HUGHES JEFFREY D & CYNTHIA C
97001 JOSE GASPAR WAY
YULEE, FL 32097

**2025**

**43-3N-28-509A-0030-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 | 02 | Quality Level 02 |

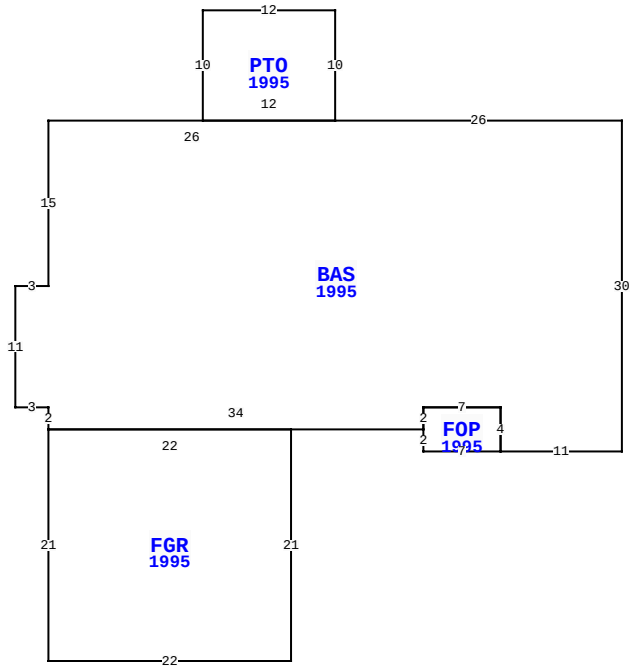
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,497 | 100 | 1995 | 1,497 | 178,154 |
| FGR | 462 | 55 | 1995 | 254 | 30,228 |
| FOP | 28 | 30 | 1995 | 8 | 952 |
| PTO | 120 | 5 | 1995 | 6 | 714 |
| TOTALS | 2,107 | | | 1,765 | 210,048 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,765 | 105.4500 | 139.19 | 245,670 | 1995 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SNGL FAM – 100% - 1997 Heated Area: 1497 HX Base Yr 1997




97001 JOSE GASPAR 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 | | 210,048 |
| TOTAL MARKET OB/XF VALUE | | 5,609 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 315,657 |
| SOH/AGL Deduction | | 192,455 |
| ASSESSED VALUE | | 123,202 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 72,480 |
| TOTAL JUST VALUE | | 315,657 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,454 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210056 | XFOB | 10,560 | 08/01/2002 |
| 9501767 | NEW CONSTR | 63,500 | 03/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0720/1776 | 12/29/1994 | WD | Q | V | | 11,500 |
| GRANTOR: HARKINS CHARLES T & L | | | | | | |
| GRANTEE: HUGHES JEFFREY D & | | | | | | |
| 0535/0909 | 1/28/1988 | WD | Q | V | | 9,500 |
| GRANTOR: VANZANT FAYE JONES B | | | | | | |
| GRANTEE: HARKINS CHARLES & L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1995] W26 PTO=[YR=1995] N10 W12 S10 E12 $ W26 S15 W3 S11 E3 S2 FGR=[YR=1995] S21 E22 N21 W22 $ E34 FOP=[YR=1995] S2 E7 N4 W7 S2$ N2 E7 S4 E11 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 636.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 68 | 2,249 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 320.00 | SF | 35.00 | 35.00 | 100 | 2003 | 2003 | 3 | 30 | 3,360 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,609

| 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 | RES | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS