LOT 39
IN OR 2381/876
PIRATES WOOD 1 UNR

HODGES MARY KATHERINE
97023 PEGLEG WAY
YULEE, FL 32097

2025

43-3N-28-509A-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

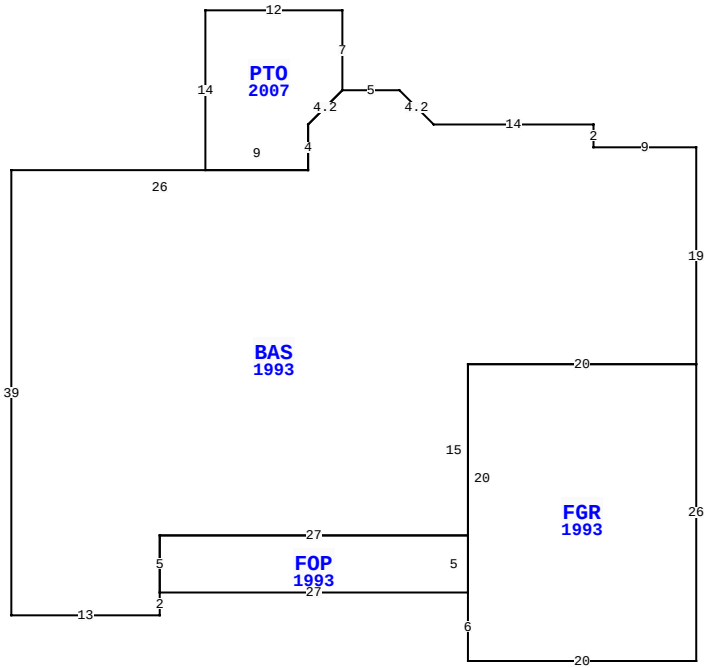
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,853	100	1993	1,853	216,601
FGR	520	55	1993	286	33,431
FOP	135	30	1993	40	4,676
PTO	152	5	2007	8	935
TOTALS	2,660			2,187	255,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	104.1789	137.52	300,756	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2021 Heated Area: 1853 HX Base Yr 2021



97023 PEGLEG 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		255,643
TOTAL MARKET OB/XF VALUE		8,181
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		363,824
SOH/AGL Deduction		145,917
ASSESSED VALUE		217,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,185
TOTAL JUST VALUE		363,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97 3647	GARAGE	7,095	03/01/1997
4439	H/AC	2,647	12/08/1992
8372	NEW CONSTR	80,530	09/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/0876	7/31/2020	WD	Q	I	01	240,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: HODGES MARY KATHERI						
2347/0952	3/16/2020	WD	Q	I	01	175,000
GRANTOR: ELIUM WALTER JR & TON						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N2 W14 L3 U3 W5 PTO=[YR=2007] N7 W12 S14 E9 N4 R3 U3 $ D3 L3 S4 W26 S39 E13 N2 FOP=[YR=1993] E27 FGR=[YR=1993] S6 E20 N26 W20 S20$ N5 W27 S5$ N5 E27 N15 E20 N19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	839.00	SF	5.20	5.20	100	1997	1997	3	72	3,141	
3	0510	GARAGE WD-	0	100	15	20	300.00	SF	35.00	35.00	100	1997	1997	3	24	2,520	

LAND DESCRIPTION

TOTAL OB/XF 8,181

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