

LOT 68
IN OR 2760/39
PIRATES WOOD 1 UNR

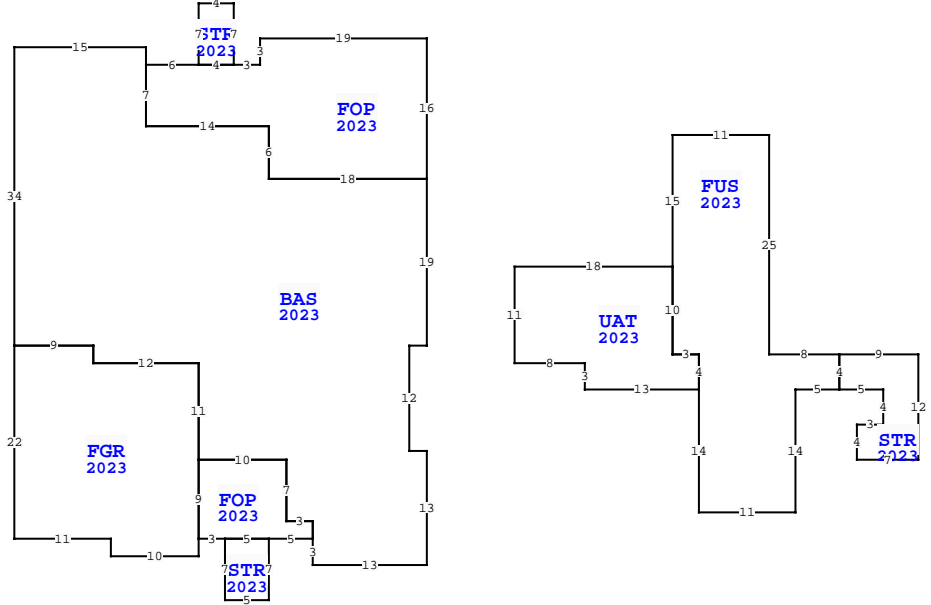
SOUTHERN CROSS LIVING TRUST/DENNIS ROBIN TANYA TRU
PO BOX 99
JOELTON, TN 37080

2025

43-3N-28-509A-0068-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2024									
				Heated Area:	2210							HX Base Yr 2024



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,717	100
FGR	458	55
FOP	96	30
FOP	389	30
FUS	493	100
STR	28	10
STR	35	10
STR	80	10
UAT	240	10
TOTALS	3,536	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	2,796.00	SF	5.20	5.20	100	2023	2023

97020 LANDING TR, YULEE	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			833,772
TOTAL MARKET OB/XF VALUE			14,539
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			1,048,311
SOH/AGL Deduction			255,514
ASSESSED VALUE			792,797
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			742,075
TOTAL JUST VALUE			1,048,311
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			781,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005683	GARAGE	43,113	04/12/2022
B2109723	NEW CONSTR	328,548	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2760/39	1/03/2025	WD Q	Q	I	01	1,205,000
GRANTOR: RICHARDS JEREMY EDWAR						
GRANTEE: SOUTHERN CROSS LIVI						
2411/1669	11/20/2020	WD Q	Q	V	01	100,000
GRANTOR: KNAPPENBERGER GARY &						
GRANTEE: RICHARDS JEREMY EDW						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=50,0] W18 N6 W14 N7 N2 W15 S34 E9 S2 E12												
S11 E10 S7 E3 S2 S3 E13 N13 W2 N12 E2 N19 \$												
FOP=[YR=2023;ORIG=50,-16] W19 S3 W3 W4 W6 S7 E14 S6 E18 N16 \$												
STR=[YR=2023;ORIG=28,-13] W4 N7 E4 S7 \$												
FGR=[YR=2023;ORIG=3,19] S22 E11 S2 E10 N2 N9 N11 W12 N2 W9 \$												
FOP=[YR=2023;ORIG=24,32] E10 S7 E3 S2 W5 W5 W3 N9 \$												
STR=[YR=2023;ORIG=27,41] E5 S7 W5 N7 \$												
UAT=[YR=2023;ORIG=60,10] E18 S10 E3 S4 W13 N3 W8 N11 \$												
FUS=[YR=2023;ORIG=78,-5] E11 S25 E8 S4 W5 S14 W11 N14 N4 W3												
N10 N15 \$												
STR=[YR=2023;ORIG=97,20] E9 S12 W7 N4 E3 N4 W5 N4 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000131	C	RES CREEK	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								

