LOT 18
IN OR 2788 PG 983
PIRATES WOOD 2 UNR

TAUSCHER MICAH NATHANIEL & KAITLYN MARIE
97099 CORSAIR TRL
YULEE, FL 32097

2025

43-3N-28-509B-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

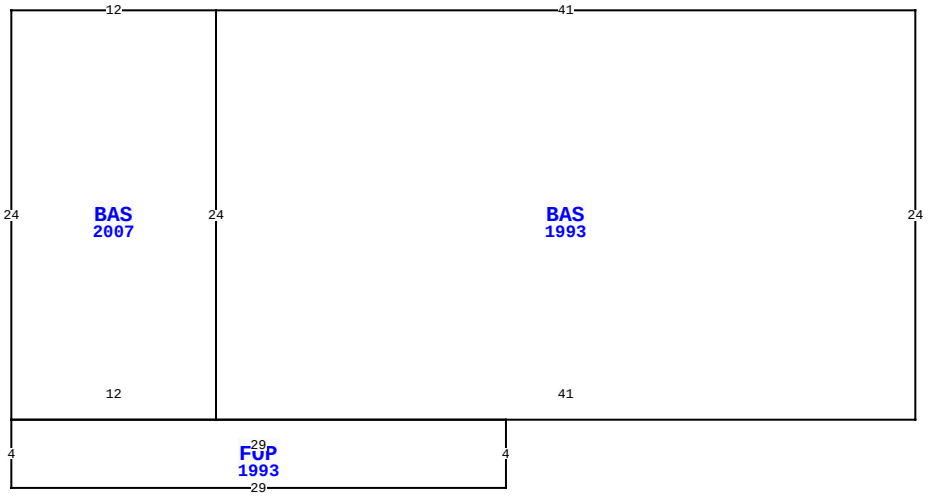
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	115,284
BAS	288	100	2007	288	33,742
FOP	116	30	1993	35	4,100
TOTALS	1,388			1,307	153,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,307	104.7280	138.24	180,680	1972	1992	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 1272 HX Base Yr



97099 CORSAIR TRL, YULEE

BLD DATE	04/28/2004	RK	LGL DATE	
XF DATE	04/28/2008	RK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,126
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	253,254
SOH/AGL Deduction	76,219
ASSESSED VALUE	177,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,035
TOTAL JUST VALUE	253,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/983	5/12/2025	WD	Q	I	01	300,000
GRANTOR: PRUITT ALMA D						
GRANTEE: TAUSCHER MICAH NATH						
0293/0107	6/01/1979	WD	Q	I		17,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2007] W12 S24 FOP=[YR=1993] S4 E29 N4W29$ E12N24$ S24 E41 N24$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1980	1980	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	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 07/30/2025 BY SYS