LOT 20
IN OR 1416/701
PIRATES WOOD 2 UNR

KINTER STEPHEN A & MAUREEN L
97067 CORSAIR TRAIL
YULEE, FL 32097

2025

43-3N-28-509B-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

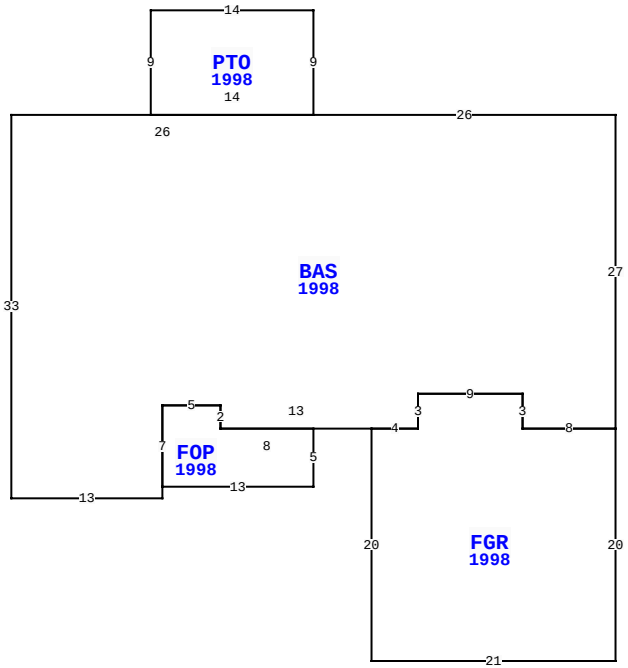
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,445	100	1998	1,445	170,745
FGR	447	55	1998	246	29,068
FOP	75	30	1998	22	2,599
PTO	126	5	1998	6	709
TOTALS	2,093			1,719	203,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,719	102.6000	135.43	232,804	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 1445 HX Base Yr 2007



97067 CORSAIR TRL, YULEE

BLD DATE	04/28/2008 RK	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		203,121
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		305,921
SOH/AGL Deduction		168,695
ASSESSED VALUE		137,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,504
TOTAL JUST VALUE		305,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805157	NEW CONSTR	79,800	08/01/1998
973767	NEW CONSTR	0	06/01/1997
973830	NEW CONSTR	59,300	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0701	6/01/2006	WD	Q	I		199,900
GRANTOR: SIMMONS SHERRI SUCCES						
GRANTEE: KINTER STEPHEN A &						
0906/0545	11/02/1999	WD	U	I	07	100
GRANTOR: A B WILLIS PROPERTIES						
GRANTEE: AUCK DALE L TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 PTO=[YR=1998] N9 W14 S9 E14 $ W26 S33 E13 N1 FOP=[YR=1998] E13 N5 W8 N2 W5 S7 $ N7 E5 S2 E13 FGR=[YR=1998] S20 E21 N20 W8 N3 W9 S3 W4 $ E4 N3 E9 S3 E8 N27 $.

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	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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