LOT 45
IN OR 1558/987
PIRATES WOOD #2 UNR

DELONG TAJ B & KRISTI
97099 LAFITTES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

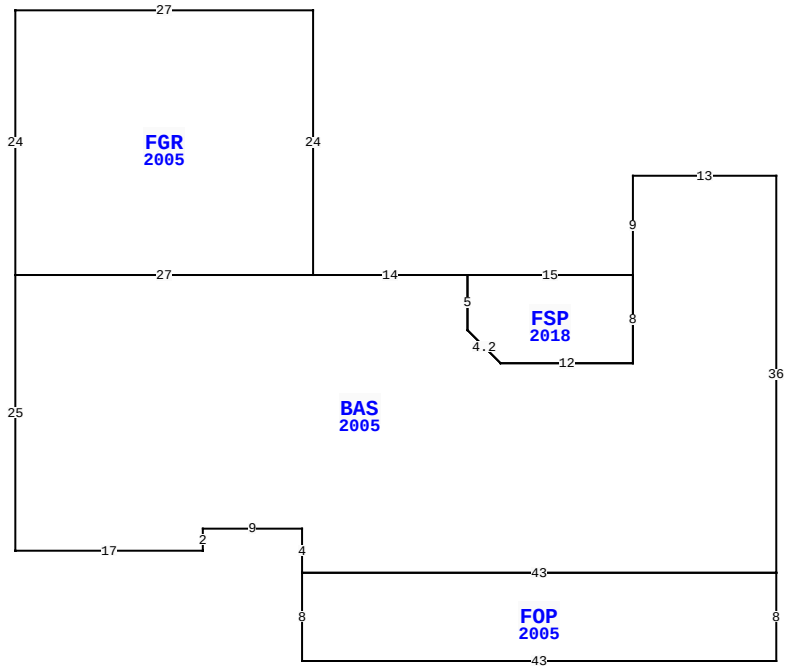
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,795	100	2005	1,795	247,751
FGR	648	55	2005	356	49,136
FOP	344	30	2005	103	14,216
FSP	116	40	2018	46	6,349
TOTALS	2,903			2,300	317,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,300	101.8710	160.96	370,208	2005	2005	0	0	0	14.25	85.75

1 SFR CUST – 100% - 2006 Heated Area: 1795 HX Base Yr 2006



97099 LAFFITES 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		317,453
TOTAL MARKET OB/XF VALUE		44,331
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		461,784
SOH/AGL Deduction		265,758
ASSESSED VALUE		196,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,304
TOTAL JUST VALUE		461,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107040	POLE SHED	61,536	06/01/2021
B13767	NEW CONSTR	0	01/01/2005
E0414112	ELEC OTHER	2,000	12/01/2004
M0409106	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1558/0987	3/31/2008	QC	Q	I	01	100
GRANTOR: DELONG TAJ B & KRISTI						
GRANTEE: DELONG TAJ B & KRIS						
1137/0361	5/13/2003	WD	Q	V		25,000
GRANTOR: MAULDIN-COTTRELL INC						
GRANTEE: DELONG TAJ B & KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 S9 FSP=[YR=2018] W15 S5 D3 R3 E12 N8$ S8 W12 U3 L3 N5 W14 FGR=[YR=2005] N24 W27 S24 E27 $ W27 S25 E17 N2 E9 S4 FOP=[YR=2005] S8 E43 N8 W43$ E43 N36$.

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	0812	CONCRETE C	0	100	0	0	2,781.00	SF	4.00	4.00	100	2005	2005	3	84	9,344	
2	0681	POLE SHED	0	100	60	38	2,280.00	SF	16.50	16.50	100	2021	2021	3	93	34,987	

LAND DESCRIPTION

TOTAL OB/XF 44,331

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 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS