LOT 50
PIRATES WOOD 2 UNR

REISINGER WHITNEY N
97221 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

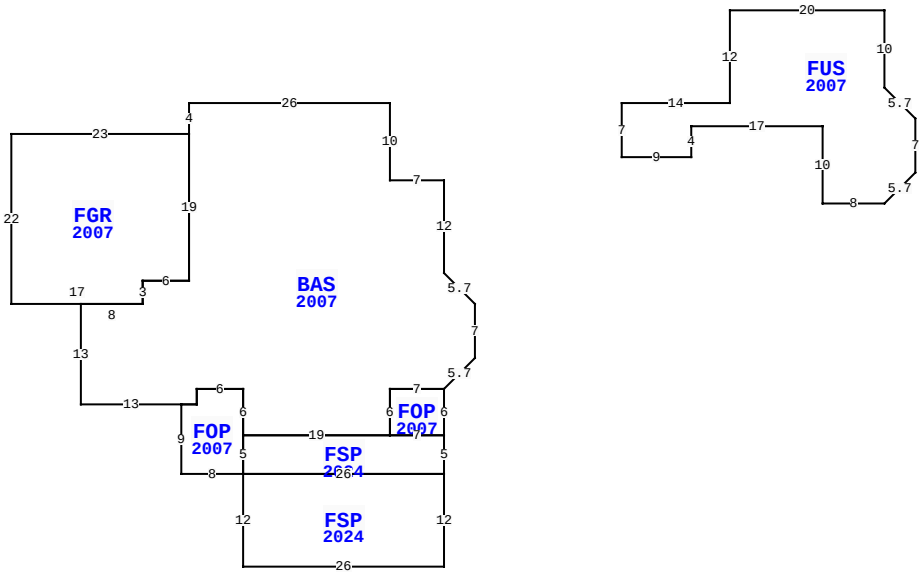
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,511	100	2007	1,511	207,589
FGR	488	55	2007	268	36,819
FOP	42	30	2007	13	1,786
FOP	84	30	2007	25	3,435
FSP	130	40	2024	52	7,144
FSP	312	40	2024	125	17,174
FUS	502	100	2007	502	68,968
TOTALS	3,069			2,496	342,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,496	98.0640	154.94	386,730	2007	2007	0	0	0	11.33	88.67

1 SFR CUST – 100% - 2020 Heated Area: 2013 HX Base Yr 2020



97221 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		342,913
TOTAL MARKET OB/XF VALUE		9,531
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		452,444
SOH/AGL Deduction		199,725
ASSESSED VALUE		252,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,997
TOTAL JUST VALUE		452,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018829	ADDITION	10,370	12/27/2022
E18124	ELEC OTHER	1,000	09/01/2006
M12094	MECH OTHER	0	09/01/2006
P10568	OTHER	0	01/01/2006
C15387	CO ISSUED	0	06/01/2005
R0507749	REPAIR/RRF	5,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0574	1/29/2019	WD	U	I	30	55,100
GRANTOR: HEATON CHRISTOPHER K						
GRANTEE: REISINGER WHITNEY N						
1911/1356	4/09/2014	WD	Q	I	01	265,000
GRANTOR: JOHNSON ALAN & TINA						
GRANTEE: REISINGER WHITNEY N						

BUILDING NOTES

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	2,590.00	SF	4.00	4.00	100	2012	2012	3	92	9,531	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W26 S4 S19 W6 S3 W8 S13 E13 E2 N2 E6 S6 E19 N6 E7 U4R4 N7 U4L4 N12 W7 N10 $
FUS=[YR=2007;ORIG=30,0] E14 N12 E20 S10 D4R4 S7 D4L4 W8 N10 W17 S4 W9 N7 $
FGR=[YR=2007;ORIG=-26,4] W23 S22 E17 N3 E6 N19 $
PTR=[ORIG=0,0] E30 W30 $
FOP=[YR=2007;ORIG=-19,37] W6 S2 W2 S9 E8 N5 N6 $
FOP=[YR=2007;ORIG=7,37] W7 S6 E7 N6 $
FSP=[YR=2024;ORIG=-19,43] E19 E7 S5 W26 N5 $
FSP=[YR=2024;ORIG=7,48] W26 S12 E26 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,531

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 05/16/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS