LOT 51
IN OR 1579/1645
PIRATES WOOD 2 UNR

PECK DEBARAH H
97239 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

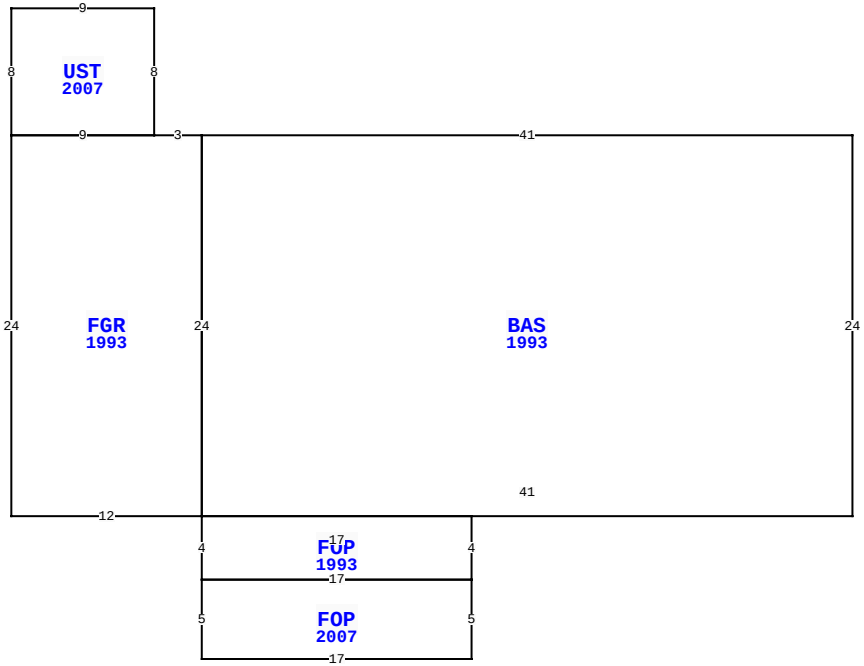
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	112,698
FGR	288	55	1993	158	18,096
FOP	68	30	1993	20	2,291
FOP	85	30	2007	26	2,978
UST	72	45	2007	32	3,665
TOTALS	1,497			1,220	139,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,220	115.3015	152.20	185,684	1972	1992	0	0	0	24.75	75.25

1 SNGL FAM – 100% - 2014 Heated Area: 984 HX Base Yr 2014



97239 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		139,727
TOTAL MARKET OB/XF VALUE		2,826
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		242,553
SOH/AGL Deduction		149,763
ASSESSED VALUE		92,790
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,068
TOTAL JUST VALUE		242,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1579/1645	8/04/2008	QC	Q	I	01	100
GRANTOR: SWEAT MERLE V						
GRANTEE: SWEAT MERLE V & DEB						
0229/0258	1/01/1976	WD	Q	I		23,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W3 UST=[YR=2007] N8 W9 S8 E9$ W9 S24 E12 N24$ S24 FOP=[YR=1993] S4 FOP=[YR=2007] S5 E17 N5 W17$ E17 N4 W17$ 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	100	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	
2	0351	CARPORT MT	0	100	12	21	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1995	1995	3	68	2,122	

LAND DESCRIPTION

TOTAL OB/XF 2,826

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