LOT 53
IN OR 1383/463
PIRATES WOOD 2 UNR

BRANAN EDWARD R
97279 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

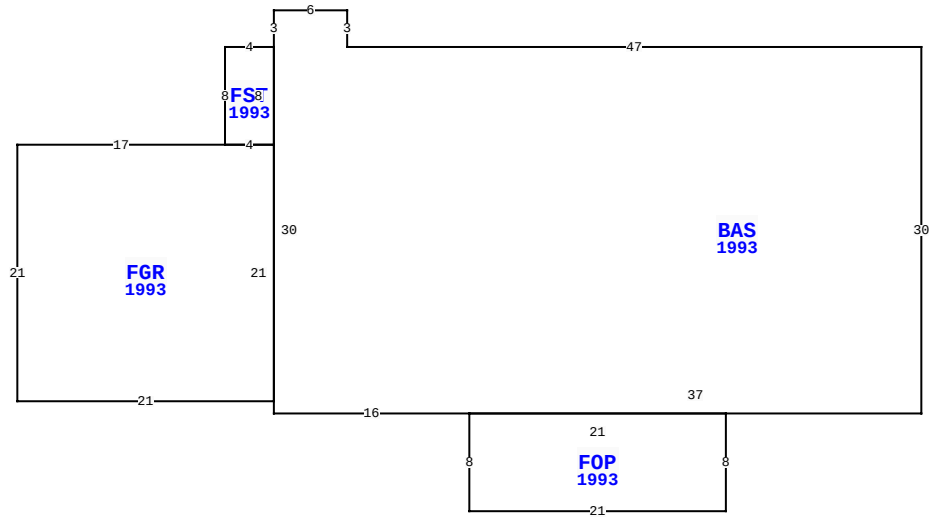
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,608	100	1993	1,608	181,340
FGR	441	55	1993	243	27,404
FOP	168	30	1993	50	5,639
FST	32	55	1993	18	2,030
TOTALS	2,249			1,919	216,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	101.1066	133.46	256,110	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2008 Heated Area: 1608 HX Base Yr 2008



97279 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		216,413
TOTAL MARKET OB/XF VALUE		15,475
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		331,888
SOH/AGL Deduction		188,579
ASSESSED VALUE		143,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,587
TOTAL JUST VALUE		331,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0463	1/20/2006	WD	Q	I		206,000
GRANTOR: SAPP RAYMOND E & BENI						
GRANTEE: BRANAN EDWARD R						
0603/0612	8/01/1990	WD	Q	V	01	100
GRANTOR: LYONS CHARLES L						
GRANTEE: SAPP RAYMOND & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 N3 W6 S3 FST=[YR=1993] W4 S8 FGR=[YR=1993] W17 S21 E21 N21 W4$ E4 N8$ S30 E16 FOP=[YR=1993] S8 E21 N8 W21$ E37 N30$.

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	2006	2006	3	89	3,115	
2	1243	WD DECK F	0	100	22	28	616.00	SF	8.00	8.00	100	2006	2006	3	24	1,183	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	65	3,900	
4	0812	CONCRETE C	0	100	0	0	1,915.00	SF	4.00	4.00	100	2015	2015	3	95	7,277	

LAND DESCRIPTION

TOTAL OB/XF 15,475

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