LOT 54
IN OR 2796/1115
PIRATES WOOD 2 UNR

RIETH RANDALL JOSEPH & KAREN LOUISE
97295 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

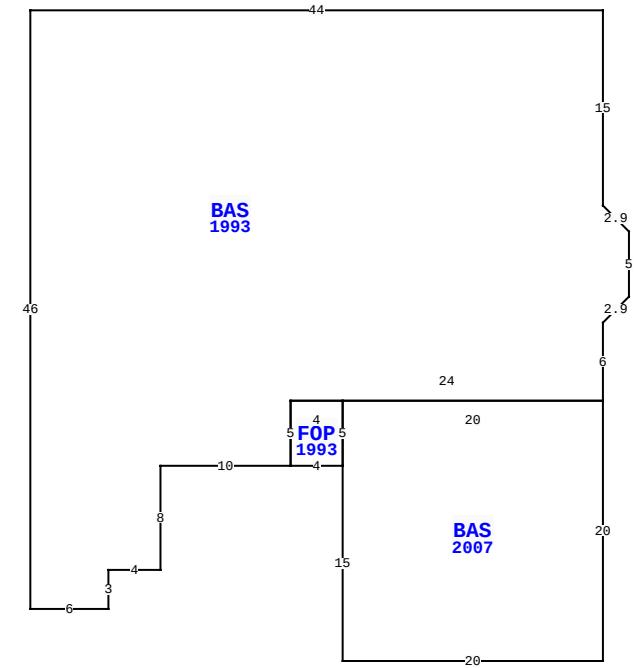
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,532	100	1993	1,532	179,551
BAS	400	100	2007	400	46,880
FOP	20	30	1993	6	703
TOTALS	1,952			1,938	227,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	105.3892	139.11	269,595	1990	1995	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1991 Heated Area: 1932 HX Base Yr 1991



97295 LAFFITES WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,134
TOTAL MARKET OB/XF VALUE		4,525
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		331,659
SOH/AGL Deduction		205,625
ASSESSED VALUE		126,034
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		70,312
TOTAL JUST VALUE		331,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03287	H/AC	1,900	02/05/1990
6427	NEW CONSTR	1,600	01/17/1990
6194	NEW CONSTR	53,349	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1115	6/19/2025	WD	Q	I	01	350,000
GRANTOR: CAMAROTTI FRANK J & K						
GRANTEE: RIETH RANDALL JOSEP						
0584/0817	11/28/1989	WD	Q	V		10,000
GRANTOR: LYONS CHARLES						
GRANTEE: CAMAROTTI FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S46 E6 N3 E4 N8 E10 FOP=[YR=1993] E4
BAS=[YR=2007] S15 E20 N20 W20 S5 $ N5 W4 S5 $ N5 E24 N6 R2
U2 N5 U2 L2 N15 $.

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	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	1990	1990	3	57	1,015	
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	18.00	18.00	100	2015	2015	3	65	2,106	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	6.00	6.00	100	2015	2015	3	65	1,404	

LAND DESCRIPTION

TOTAL OB/XF 4,525

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 05/25/2022 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS