LOT 56
IN OR 2573/889
PIRATES WOOD 2 UNR

LYNCKER CAREY O JR
97321 LAFFITES WAY
YULEE, FL 32097

**2025**

**43-3N-28-509B-0056-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 07 | GAMBREL 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

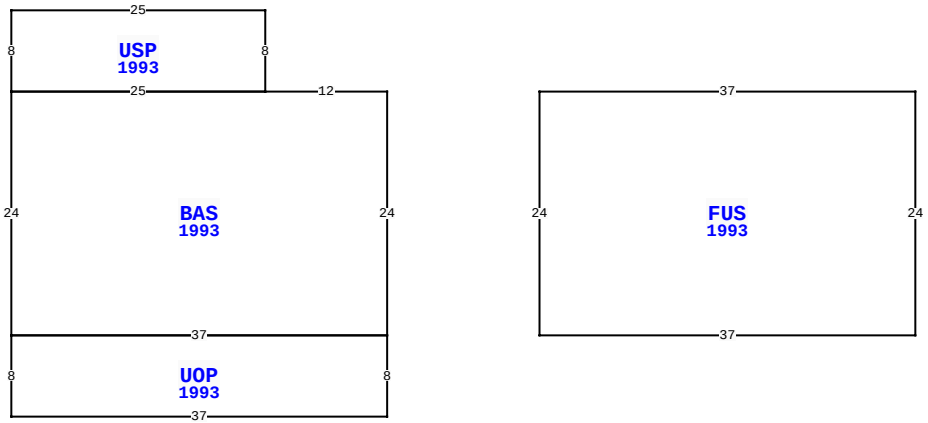
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 888 | 100 | 1993 | 888 | 107,286 |
| FUS | 888 | 100 | 1993 | 888 | 107,286 |
| UOP | 296 | 20 | 1993 | 59 | 7,128 |
| USP | 200 | 30 | 1993 | 60 | 7,249 |
| TOTALS | 2,272 | | | 1,895 | 228,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,895 | 105.2030 | 138.87 | 263,159 | 1988 | 1998 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM – 100% - 2009 Heated Area: 1776 HX Base Yr 2009




97321 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 | | 228,948 |
| TOTAL MARKET OB/XF VALUE | | 18,342 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 347,290 |
| SOH/AGL Deduction | | 205,262 |
| ASSESSED VALUE | | 142,028 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 91,306 |
| TOTAL JUST VALUE | | 347,290 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 308,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94 01499 | GARAGE | 9,520 | 12/01/1994 |
| 9441463 | NEW CONSTR | 500 | 12/01/1994 |
| 2968 | NEW CONSTR | 3,200 | 03/24/1988 |
| 4697 | NEW CONSTR | 53,700 | 03/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/0889 | 7/06/2022 | QC | U | I | 11 | 25,000 |
| GRANTOR: LYNCKER CAREY O & YHV | | | | | | |
| GRANTEE: LYNCKER CAREY O JR | | | | | | |
| 1606/1995 | 12/17/2008 | QC | Q | I | 01 | 39,700 |
| GRANTOR: LYNCKER CAREY O & YHV | | | | | | |
| GRANTEE: LYNCKER CAREY O JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] N8 W25 S8 E25 $ W25 S24
UOP=[YR=1993] S8 E37 N8 W37 $ E37 N24 $ PTR= E15
FUS=[YR=1993] E37 S24 W37 N24 $ W15 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 62 | 1,240 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 19 | 20 | 380.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 68 | 1,680 | |
| 3 | 0511 | GARAGE CB- | 0 | 100 | 21 | 27 | 567.00 | SF | 40.00 | 40.00 | 100 | 1995 | 1995 | 3 | 68 | 15,422 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,342

| 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 01/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS