LOTS 57 & 58
IN OR 2351/1691
PIRATES WOOD 2 UNR

LYNCKER CAREY O SR & CAROLYN Y
97363 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509B-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

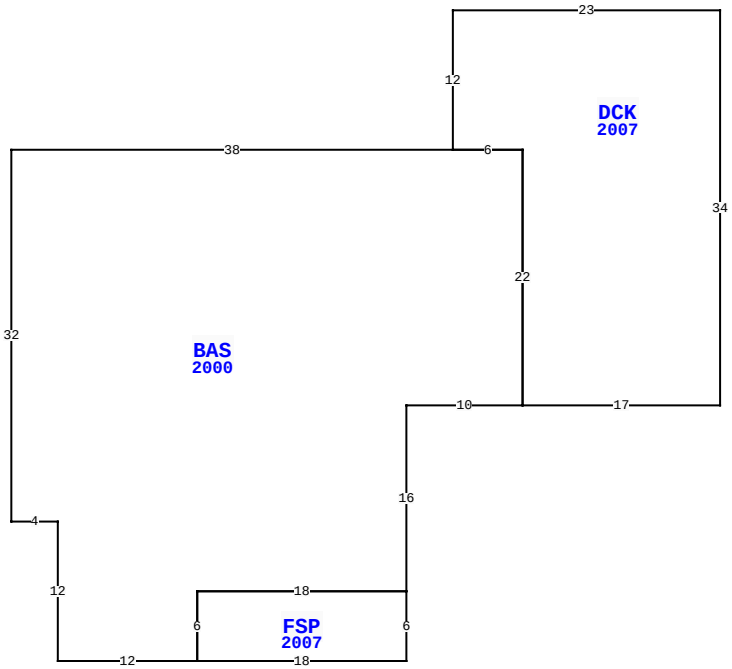
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,560	100	2000	1,560	197,667
DCK	650	10	2007	65	8,236
FSP	108	40	2007	43	5,449
TOTALS	2,318			1,668	211,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	108.7750	143.58	239,491	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



97363 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		211,351
TOTAL MARKET OB/XF VALUE		45
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		381,396
SOH/AGL Deduction		166,445
ASSESSED VALUE		214,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,229
TOTAL JUST VALUE		381,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996303	NEW CONSTR	90,450	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1691	3/31/2020	WD	Q	I	01	219,500
GRANTOR: NETHERLAND TYLER ELIA						
GRANTEE: LYNCKER CAREY O SR						
1800/1814	5/01/2012	WD	Q	I	02	145,000
GRANTOR: HIRTH JERRY M & JEANN						
GRANTEE: NETHERLAND TYLER EL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W23 S12 BAS=[YR=2000] W38 S32 E4 S12 E12 FSP=[YR=2007] E18 N6 W18 S6$ N6 E18 N16 E10 N22 W6$ E6 S22 E17 N34$.

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	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	77	45	

LAND DESCRIPTION

TOTAL OB/XF 45

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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS