

LOTS 2 & 103
IN OR 2483/951
PIRATES WOODS #3 UNR

KAPPARIS SHANNON L
97160 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,612	100	2000	1,612	194,041
BAS	130	100	2006	130	15,648
BAS	510	100	2006	510	61,390
BAS	512	100	2006	512	61,631
FGR	768	55	2006	422	50,798
FOP	416	30	2000	125	15,047
FUS	800	100	2006	800	96,298
USP	510	30	2014	153	18,417
TOTALS	5,258			4,264	513,271

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0810	CONCRETE A
3	0812	CONCRETE C
4	0351	CARPORT MT
5	0861	POOL GUNIT
6	0911	SCRN RM A
7	0845	KOOL DECK

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,264	86.3280	136.40	581,610	2000	2000	0	0	11.75	88.25
1 SFR CUST - 100% - 2001											
Heated Area: 3564											
HX Base Yr 2001											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

97160 LAFFITES WAY, YULEE

L N	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	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	100	2000	2000	3	77	45	
3	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	100	2005	2005	3	84	7,258	
4	0351	CARPORT MT	0	100	22	40	880.00	SF	30.00	100	2010	2010	3	40	10,560	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	100	2014	2014	3	71	27,158	
6	0911	SCRN RM A	0	100	20	40	800.00	SF	17.50	100	2014	2014	3	60	8,400	
7	0845	KOOL DECK	0	100	0	0	350.00	SF	7.25	100	2014	2014	3	94	2,385	

TOTAL OB/XF											
58,711											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		513,271	
TOTAL MARKET OB/XF VALUE		58,711	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		756,982	
SOH/AGL Deduction		422,843	
ASSESSED VALUE		334,139	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		283,417	
TOTAL JUST VALUE		756,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		665,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428337	SWIM POOL	32,270	02/01/2014
B23623	CARPORT	16,903	05/01/2010
P0508917	OTHER	0	02/01/2005
006856	NEW CONSTR	85,000	02/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2483/0951	7/26/2021	WD	U	V	11	100	
GRANTOR: KAPPARIS DENNIS D							
GRANTEE: KAPPARIS SHANNON L							
1167/0248	9/02/2003	QC	Q	I	01	100	
GRANTOR: KAPPARIS DENNIS D							
GRANTEE: KAPPARIS DENNIS D &							

BUILDING NOTES															
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BUILDING DIMENSIONS
BAS=[YR=2000] W28 BAS=[YR=2006] N15 USP=[YR=2014] N15 W34
S15 E34\$ W34 BAS=[YR=2006] N7 W32 S16 FGR=[YR=2006] S24 E32
N5 BAS=[YR=2006] E10 N13 W10 S13 \$ N19 W32 \$ E32 N9 \$ S15
E34 \$ W24 S31 FOP=[YR=2000] S8 E52 N8 W52 \$ E52 N31 \$ PTR=
E15 FUS=[YR=2006] E20 S40 W20 N40 \$ W15 \$.