LOT 5
IN OR 2321/996
PIRATES WOOD 3 UNR

SUGGS GERALD W L/E
97222 LAFFITES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0005-0000

BUILDING CHARACTERISTICS

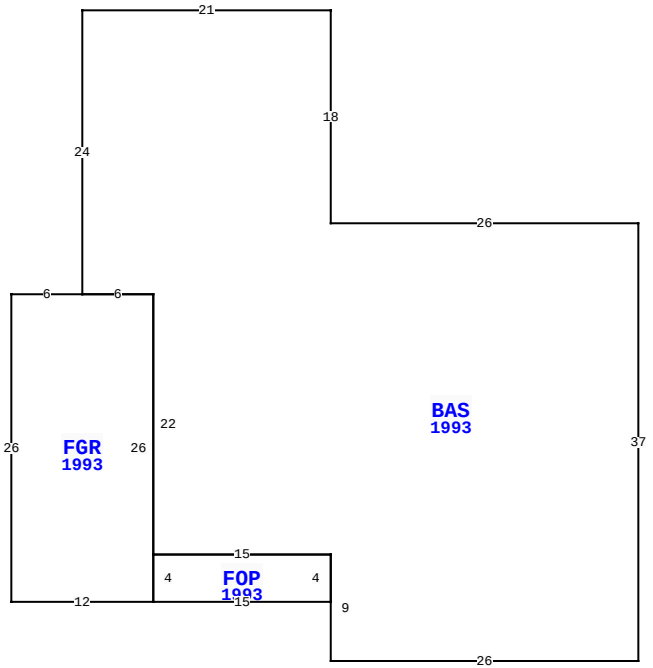
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,796	100	1993	1,796	190,699
FGR	312	55	1993	172	18,263
FOP	60	30	1993	18	1,911
TOTALS	2,168			1,986	210,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	101.7583	134.32	266,760	1974	1994	0	0	0	20.95	79.05

1 SNGL FAM – 100% - 1975 Heated Area: 1796 HX Base Yr 1975



97222 LAFFITES WAY, YULEE

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

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	15	11	165.00	SF	6.50	6.50	100	1982	1982	3	35	375	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0861	POOL GUNIT	0	100	12	28	336.00	SF	85.00	85.00	100	1993	1993	3	20	5,712	
4	0845	KOOL DECK	0	100	0	0	489.00	SF	7.25	7.25	100	1993	1993	3	64	2,269	
5	0812	CONCRETE C	0	100	0	0	2,120.00	SF	4.00	4.00	100	2011	2011	3	91	7,717	
6	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2011	2011	3	60	17,640	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,874
TOTAL MARKET OB/XF VALUE		35,428
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		346,302
SOH/AGL Deduction		209,720
ASSESSED VALUE		136,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,860
TOTAL JUST VALUE		346,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005603	GARAGE DOOR	958	07/01/2020
B24424	GARAGE	32,810	03/01/2011
B93-0226	SWIM POOL	9,250	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0996	10/27/2019	QC	U	I	11	100
GRANTOR: SUGGS GERALD W & PENN						
GRANTEE: SUGGS GERALD W & PE						
1804/0557	7/24/2012	QC	U	I	11	100
GRANTOR: SUGGS GERALD W & PENN						
GRANTEE: SUGGS JESSE W & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N18 W21 S24 FGR=[YR=1993] W6 S26 E12
FOP=[YR=1993] E15 N4 W15 S4$ N26 W6$ E6 S22 E15 S9 E26 N37$.

LAND DESCRIPTION

TOTAL OB/XF 35,428

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS