

LOT 14
IN OR 1397/871
PIRATES WOOD #3 UNR

COCHRAN DOUGLAS W SR
97394 LAFFITES WAY
YULEE, FL 32097-9306

2025

43-3N-28-509C-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
Bathrooms		1 100
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	968	100	1993	968	109,749
FEP	88	80	1993	70	7,936
FSP	128	40	1993	51	5,782
TOTALS	1,184			1,089	123,467

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	28	448.00	SF	7.50	7.50	100	1988
2	0811	CONCRETE B	0 100	12	3	36.00	SF	5.20	5.20	100	2006
3	0351	CARPORT MT	0 100	31	18	558.00	SF	4.50	4.50	100	2006
4	0100	BAR-B-Q	0 100	0	0	1.00	UT	100.00	100.00	100	2006
5	0803	ASPHALT C	0 100	0	0	3,812.00	SF	1.50	1.50	100	2006

LAND DESCRIPTION											
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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,089	109.7630	144.89	157,785	1985	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 2009 Heated Area: 968 HX Base Yr 2009											

97394 LAFFITES WAY, YULEE											
BLD DATE 06/16/2023 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		129,561	
TOTAL MARKET OB/XF VALUE		4,662	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		234,223	
SOH/AGL Deduction		123,777	
ASSESSED VALUE		110,446	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		59,724	
TOTAL JUST VALUE		234,223	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,106	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1397/0871	3/21/2006	WD	Q	I		165,000	
GRANTOR: BULOW ROBERT F							
GRANTEE: COCHRAN DOUGLAS W S							
0550/0938	8/23/1988	QC	U	I	07	100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FEP=[YR=1993] N8 W11 S8 E11\$ W11N8 W13 S32 E10 FSP=[YR=1993] S8 E16 N8 W16\$ E26 N24 \$.											

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