LOT 88
IN OR 2409/1946
PIRATES WOOD #3 UNR

WAGNER GEORGE MACK & PATIENCE
97493 CUTLASS WAY
YULEE, FL 32097

2025

43-3N-28-509C-0088-0000

BUILDING CHARACTERISTICS

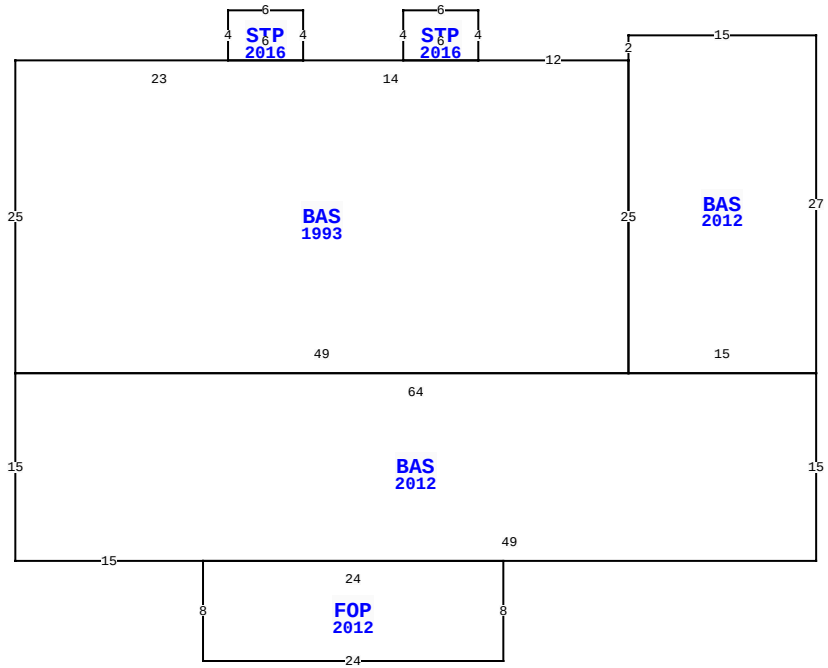
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,225	100	1993	1,225	140,434
BAS	405	100	2012	405	46,429
BAS	960	100	2012	960	110,055
FOP	192	30	2012	58	6,649
STP	24	10	2016	2	229
STP	24	10	2016	2	229
TOTALS	2,830			2,652	304,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	97.0368	128.09	339,695	1976	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 2590 HX Base Yr 2021



97493 CUTLASS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,027
TOTAL MARKET OB/XF VALUE		517
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		404,544
SOH/AGL Deduction		132,779
ASSESSED VALUE		271,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,043
TOTAL JUST VALUE		404,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000469	REPAIR/RRF	9,000	01/01/2020
B22313	ADDITION	75,614	03/01/2009
E21629	ELEC OTHER	2,200	03/01/2009
M14402	MECH OTHER	0	03/01/2009
P13679	OTHER	75,614	03/01/2009
R11771	REPAIR/RRF	3,750	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2409/1946	11/16/2020	WD	Q	I	01	330,000
GRANTOR: MARTIN ROGER & DINA						
GRANTEE: WAGNER GEORGE MACK						
2335/0324	1/24/2020	WD	Q	I	01	215,000
GRANTOR: MILLER KENNETH RATHEL						
GRANTEE: MARTIN ROGER & DINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 S2 BAS=[YR=1993] W12 STP=[YR=2016] N4 W6 S4 E6$ W14 STP=[YR=2016] N4 W6 S4 E6$ W23 S25 BAS=[YR=2012] S15 E15 FOP=[YR=2012] S8 E24 N8 W24 $ E49 N15 W64$ E49 N25 $ S25 E15 N27$.

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	0	0	265.00	SF	6.50	6.50	100	1980	1980	3	30	517	

LAND DESCRIPTION

TOTAL OB/XF 517

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 04/07/2021 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS