

THRIFT TERRY
97387 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509C-0095-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		15	CONC BLOCK 100		0900	01	1,870	97.2895		128.42	240,145		1994	1994		0		0	15.00	85.00	VALUATION BY					STANDARD								
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2015										Heated Area: 1870										HX Base Yr 2015									
Roof Cover		03	COMP SHNGL 100		19 10 10 28 30 BAS 2007 19 11 28 30 BAS 1994 30 28 30 28 FUS 1994										BUILDING MARKET VALUE										214,313									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										2,670									
Interior Floor		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										100,000									
Interior Floor		14	CARPET 50												TOTAL MARKET VALUE										316,983									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										173,767									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										143,216																			
Bedrooms			3 100		TOTAL EXEMPTION VALUE										HX HB					50,722														
Bathrooms			2 100		BASE TAXABLE VALUE										92,494																			
Frame		03	MASONRY 100		TOTAL JUST VALUE										316,983																			
Stories		2.	2. 100		NCON VALUE										0																			
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										291,761																			
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	840	100	1994	840	91,692																													
BAS	190	100	2007	190	20,740																													
FUS	840	100	1994	840	91,692																													
TOTALS		1,870			1,870	204,123																												
EXTRA FEATURES					97387 CUTLASS WAY, YULEE										BLD DATE				LGL DATE		06/16/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	73	304																			
2	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	2001	2001	3	79	2,366																			
LAND DESCRIPTION										TOTAL OB/XF										2,670														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		01/14/2020		BY	KW	Total Acres: 0.00		Total Land Value: 100,000		Market: 0		Agricultural: 0		Common: 100,000		PRINTED 07/30/2025 BY SYS																		

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