

LOT 96
IN OR 1938/531
PIRATES WOOD 3 UNR

THRIFT DANIEL
97373 CUTLASS WAY
YULEE, FL 32097

2025

43-3N-28-509C-0096-0000



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,600	100	2015	1,600	275,405
FGR	484	55	2015	266	45,786
FOP	60	30	2015	18	3,098
FOP	128	30	2015	38	6,540
PTO	488	5	2019	24	4,131
TOTALS	2,760			1,946	334,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,946	113.4840	179.30	348,918	2015	2015	0	0	0	4.00	96.00	
1 SFR CUST - 100% - 2016													
Heated Area: 1600													
HX Base Yr 2016													
97373 CUTLASS WAY, YULEE													

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334,961	
TOTAL MARKET OB/XF VALUE		2,414	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		437,375	
SOH/AGL Deduction		254,988	
ASSESSED VALUE		182,387	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		131,665	
TOTAL JUST VALUE		437,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530086	CO ISSUED	0	06/30/2015
B1530086	NEW CONSTR	202,908	03/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1938/0531	9/16/2014	WD	U	I	11	100	
GRANTOR: THRIFT GARY B							
GRANTEE: THRIFT DANIEL							
0880/0653	4/26/1999	QC	Q	V	01	100	
GRANTOR: FORSTER ORTRUD E F/K/							
GRANTEE: THRIFT GARY B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2015]	W22	PT0=[YR=2019]	W28	S22	E12	N8	E16	N14\$	S14
FOP=[YR=2015]	W16	S8	BAS=[YR=2015]	W12	S32	E30			
FOP=[YR=2015]	S6	E10	N6	W10\$	E20	N32	W38\$	E16	N8\$ S8 E22 N22\$.