LOT 4
IN OR 2562/1995
PIRATES WOOD #6 UNR

HULETT EARLE C IV & BELINDA DELL
97078 CUTLASS WAY
YULEE, FL 32097

2025

43-3N-28-509F-0004-0000

BUILDING CHARACTERISTICS

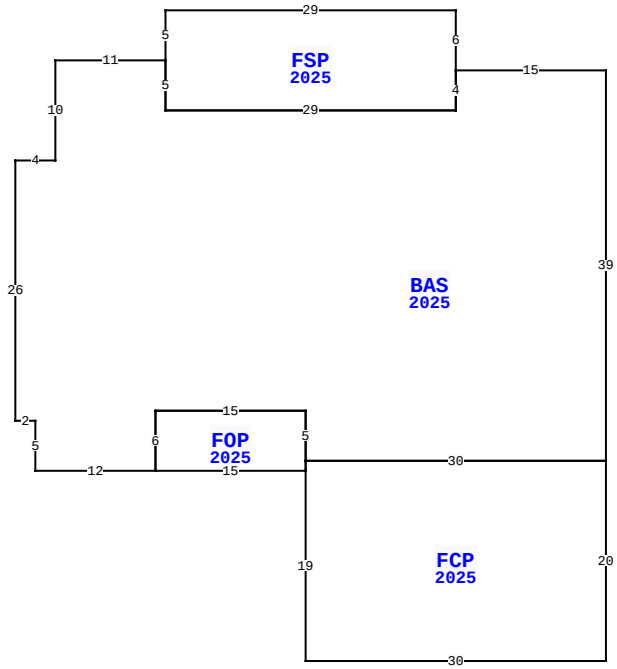
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	01	Quality Level 01
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	2,089	100	2025	2,089	314,395
FCP	600	25	2025	150	22,575
FOP	90	30	2025	27	4,064
FSP	290	40	2025	116	17,458
TOTALS	3,069			2,382	358,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,382	95.2560	150.50	358,491	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2089 HX Base Yr 2025



97078 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		358,491
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		458,491
SOH/AGL Deduction		0
ASSESSED VALUE		458,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		407,769
TOTAL JUST VALUE		458,491
NCON VALUE		358,491
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007946	NEW SFR T-3076, H	383,113	07/05/2024
B230011100	HTD 2094	383,113	08/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1995	5/13/2022	WD	Q	V	01	120,000
GRANTOR: TESLICKO ALICE J & ST						
GRANTEE: HULETT EARLE CARY I						
2536/1843	2/07/2022	WD	Q	V	01	75,000
GRANTOR: DOVER BENJAMIN						
GRANTEE: TESLICKO ALICE J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,14] E4 N10 E11 S5 E29 N4 E15 S39 W30 N5 W15 S6 W12 N5 W2 N26 $
FOP=[YR=2025;ORIG=24,39] E15 S5 S1 W15 N6 $
FSP=[YR=2025;ORIG=54,9] W29 N5 N5 E29 S6 S4 $
FCP=[YR=2025;ORIG=39,44] E30 S20 W30 N19 N1 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/31/2024 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS