LOT 5
IN OR 2633/388
PIRATES WOOD #6 UNR

MURRAY LYNNE LIVING TRUST/MURRAY LYNNE TRUSTEE
97106 CUTLASS WAY
YULEE, FL 32097

2025

43-3N-28-509F-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

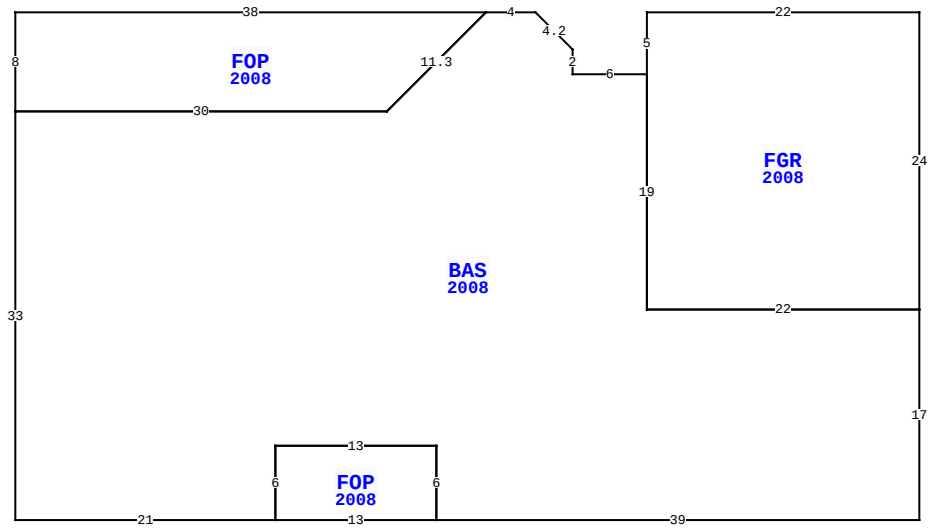
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,081	100	2008	2,081	303,234
FGR	528	55	2008	290	42,258
FOP	78	30	2008	23	3,351
FOP	272	30	2008	82	11,948
TOTALS	2,959			2,476	360,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,476	99.7056	157.53	390,044	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2011 Heated Area: 2081 HX Base Yr 2011



97106 CUTLASS WAY, YULEE

BLD DATE	12/11/2008 RK	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,791
TOTAL MARKET OB/XF VALUE		23,013
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		483,804
SOH/AGL Deduction		287,785
ASSESSED VALUE		196,019
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		140,297
TOTAL JUST VALUE		483,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13179	MECH OTHER	0	08/01/2007
C20057	CO ISSUED	204,200	06/01/2007
E19432	ELEC OTHER	2,200	06/01/2007
P12503	OTHER	0	06/01/2007
R10461	REPAIR/RRF	4,800	06/01/2007
B20057	NEW CONSTR	204,200	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/388	3/29/2023	WD	U	I	11	100
GRANTOR: MURRAY LYNNE H						
GRANTEE: MURRAY LYNNE LIVING						
2230/0396	10/03/2018	QC	U	I	11	61,000
GRANTOR: MURRAY GRADY C JR & L						
GRANTEE: MURRAY GRADY C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W22 S5 BAS=[YR=2008] W6 N2 U3 L3 W4
FOP=[YR=2008] W38 S8 E30 U8 R8 $ D8 L8 W30 S33 E21
FOP=[YR=2008] E13 N6 W13 S6 $ N6 E13 S6 E39 N17 W22 N19 $
S19 E22 N24 $.

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	0855	CONC PAVER	0	100	0	0	680.00	SF	7.00	7.00	100	2009	2009	3	89	4,236	
2	0855	CONC PAVER	0	100	0	0	247.00	SF	7.00	7.00	100	2009	2009	3	89	1,539	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2009	2009	3	52	17,238	

LAND DESCRIPTION

TOTAL OB/XF 23,013

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 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS