LOT 8
IN OR 913/1627
PIRATES WOOD #6 UNR

KIDD KELLEY
P O BOX 7
YULEE, FL 32041-0007

2025

43-3N-28-509F-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

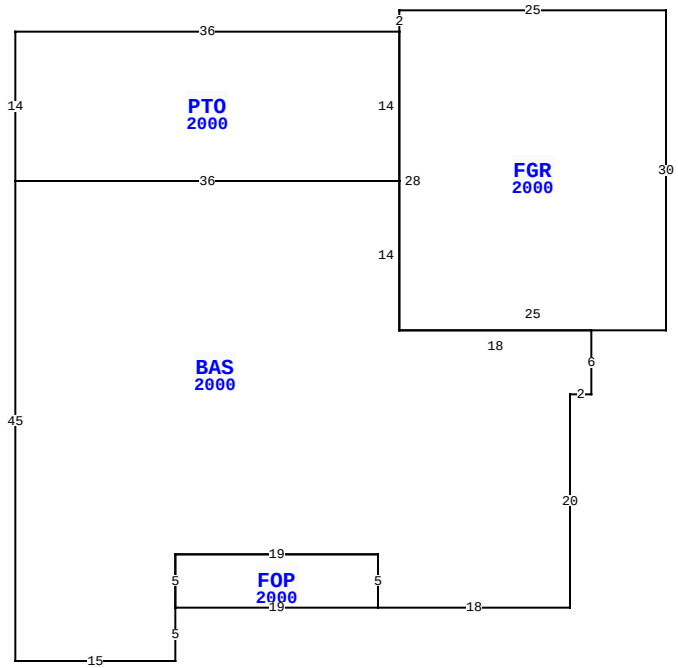
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,848	100	2000	1,848	239,897
FGR	750	55	2000	412	53,484
FOP	95	30	2000	28	3,635
PTO	504	5	2000	25	3,246
TOTALS	3,197			2,313	300,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,313	100.1952	158.31	366,171	2000	2000	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2001 Heated Area: 1848 HX Base Yr 2001



97174 CUTLASS WAY, YULEE

BLD DATE	03/03/2023 NW	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		300,260
TOTAL MARKET OB/XF VALUE		19,785
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		420,045
SOH/AGL Deduction		235,308
ASSESSED VALUE		184,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,015
TOTAL JUST VALUE		420,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428302	GARAGE	21,030	02/01/2014
006840	NEW CONSTR	110,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0913/1625	12/30/1999	WD	U	V	07	100
GRANTOR: MURRAY PAUL L & SANDR						
GRANTEE: KIDD KELLEY						
0886/0631	6/09/1999	WD	Q	V		12,000
GRANTOR: MURRAY PAUL & SANDRA						
GRANTEE: KIDD KELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W25 S2 PTO=[YR=2000] W36 S14 BAS=[YR=2000] S45 E15 N5 FOP=[YR=2000] E19 N5 W19 S5$ N5 E19 S5 E18 N20 E2 N6 W18 N14 W36$ E36 N14$ S28 E25 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	30	22	660.00	SF	6.50	6.50	100	2000	2000	3	77	3,303	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	
4	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2014	2014	3	71	12,425	

LAND DESCRIPTION

TOTAL OB/XF 19,785

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 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS