

LOT 12
IN OR 811/1651
PIRATES WOOD #6 UNR

GORDON DAMON E & MADEA M
97261 DOUBLON WAY
YULEE, FL 32097

2025

43-3N-28-509F-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

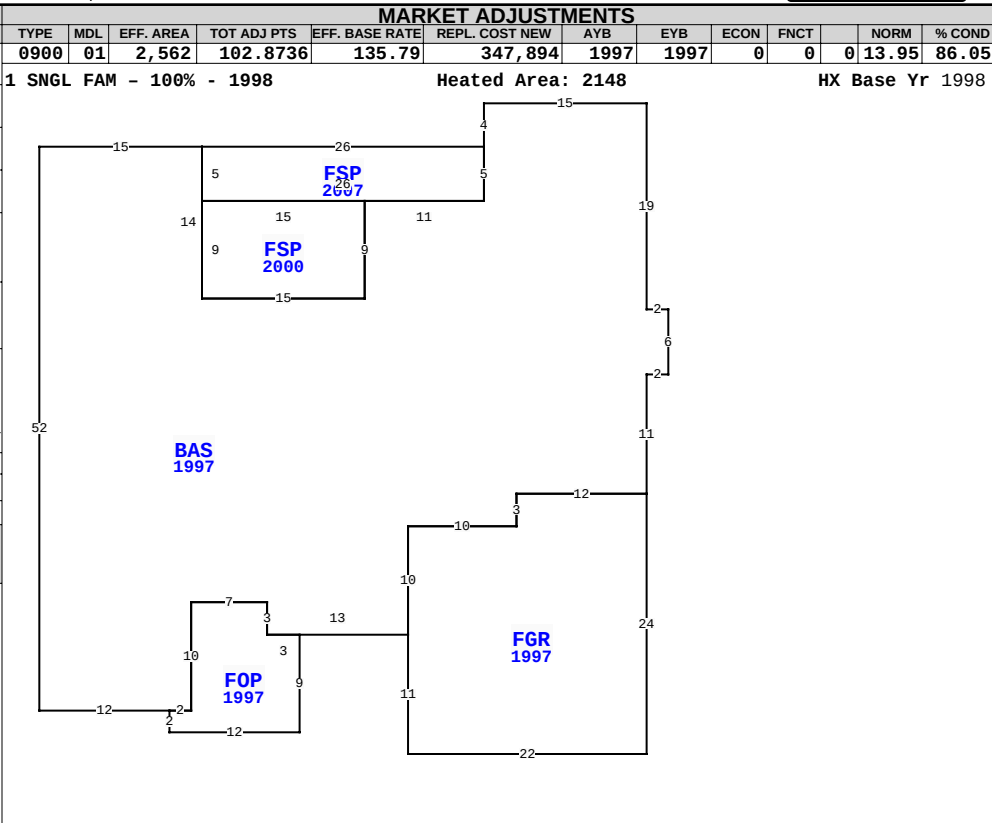
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	1997	2,148	250,988
FGR	498	55	1997	274	32,016
FOP	115	30	1997	34	3,973
FSP	135	40	2000	54	6,310
FSP	130	40	2007	52	6,076

TOTALS	3,026			2,562	299,363
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
3	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50
4	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	656.00	SF	7.25
6	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00

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

REVIEW DATE	05/12/2019	BY	KBA
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97261 DOUBLON 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1998	1998	3	25	1,080	
3	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1998	1998	3	73	1,518	
4	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	2000	2000	3	23	7,038	
5	0845	KOOL DECK	0	100	0	0	656.00	SF	7.25	7.25	100	2000	2000	3	77	3,662	
6	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00	4.00	100	2000	2000	3	77	5,421	

TOTAL OB/XF													21,484		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000.00	1			

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										299,363									
TOTAL LAND VALUE - MARKET										21,484									
TOTAL MARKET VALUE										100,000									
SOH/AGL Deduction										420,847									
ASSESSED VALUE										212,048									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										50,722									
TOTAL JUST VALUE										158,077									
NCON VALUE										420,847									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										392,640									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007371	SWIM POOL	16,700	07/01/2000
974034	NEW CONSTR	82,187	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/1651	10/30/1997	WD	Q	I		143,200
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: GORDON DAMON E & MA						
0794/1890	5/30/1997	WD	U	V	09	20,000
GRANTOR: GORDON DAMON						
GRANTEE: ISLAND HOMES BY SEA						

BUILDING NOTES									
BAS=[YR=1997] W15 S4 FSP=[YR=2007] W26 S5 FSP=[YR=2000] S9 E15 N9 W15\$ E26 N5\$ S5 W11 S9 W15 N14 W15 S52 E12 FOP=[YR=1997] S2 E12 N9 W3 N3 W7 S10 W2\$ E2 N10 E7 S3 E13 FGR=[YR=1997] S11 E22 N24 W12 S3 W10 S10\$ N10 E10 N3 E12 N11 E2 N6 W2 N19\$.									

BUILDING DIMENSIONS									
BAS=[YR=1997] W15 S4 FSP=[YR=2007] W26 S5 FSP=[YR=2000] S9 E15 N9 W15\$ E26 N5\$ S5 W11 S9 W15 N14 W15 S52 E12 FOP=[YR=1997] S2 E12 N9 W3 N3 W7 S10 W2\$ E2 N10 E7 S3 E13 FGR=[YR=1997] S11 E22 N24 W12 S3 W10 S10\$ N10 E10 N3 E12 N11 E2 N6 W2 N19\$.									