

LOT 21
IN OR 1993/499
PIRATES WOOD #6 UNR

OSBORNE CLYDE A & TRACY N
97057 DOUBLON WAY
YULEE, FL 32097

2025

43-3N-28-509F-0021-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	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
BAS	2,008	100
FOP	30	30
SFB	340	80
USP	240	30
TOTALS	2,618	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,361	100.1070	158.17	373,439	2006	2006	0	0	0 13.50	86.50	
1 SFR CUST - 100% - 2016 Heated Area: 2280 HX Base Yr 2016												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,008	100	2006	2,008	274,728							
FOP	30	30	2006	9	1,232							
SFB	340	80	2018	272	37,214							
USP	240	30	2018	72	9,851							
TOTALS	2,618			2,361	323,025							

NASSAU COUNTY PROPERTY					PAGE 1 of 4		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				346,509			
TOTAL MARKET OB/XF VALUE				21,278			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				467,787			
SOH/AGL Deduction				229,377			
ASSESSED VALUE				238,410			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				187,688			
TOTAL JUST VALUE				467,787			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				416,262			

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