LOT 3
PIRATES WOOD ESTATES PB 5/273

O'CONNOR JENNIFER L/JONES RICHARD E JR
97019 KATFISH DR
YULEE, FL 32097

2025

43-3N-28-509G-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

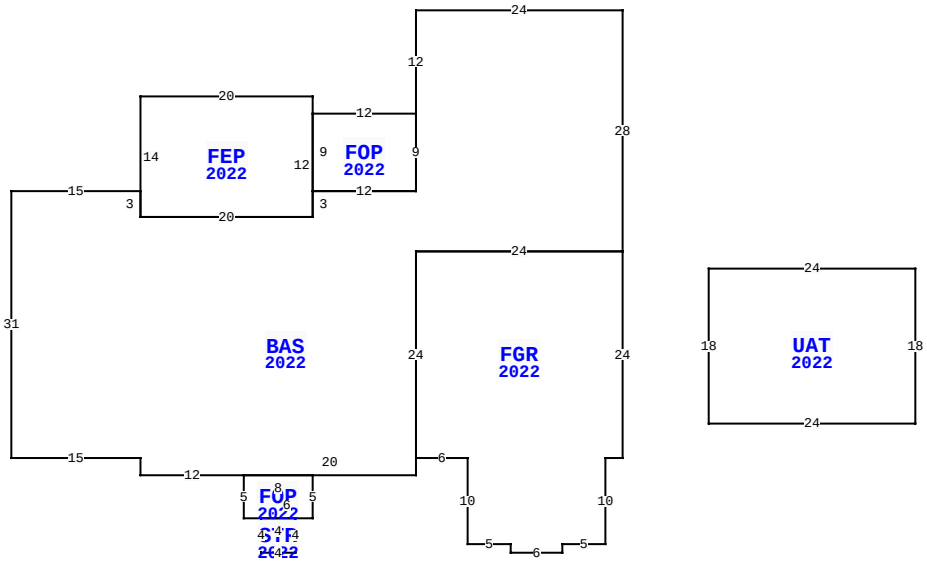
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2022	2,133	356,191
FEP	280	80	2022	224	37,406
FGR	742	55	2022	408	68,133
FOP	40	30	2022	12	2,004
FOP	108	30	2022	32	5,344
STR	16	10	2022	2	334
UAT	432	10	2022	43	7,181
TOTALS	3,751			2,854	476,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,854	106.2200	167.83	478,987	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2133 HX Base Yr 2023



97019 KATFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,592
TOTAL MARKET OB/XF VALUE		9,357
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		685,949
SOH/AGL Deduction		120,791
ASSESSED VALUE		565,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,436
TOTAL JUST VALUE		685,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103944	CO ISSUED	0	03/03/2022
B2103944	NEW CONSTR	328,342	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0729	11/05/2020	WD	U	V	37	55,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: JONES RICHARD E JR						
2385/1578	8/20/2020	WD	U	V	37	84,000
GRANTOR: CROFT JAMES K						
GRANTEE: BENNETTS PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S12 FOP=[YR=2022] W12 FEP=[YR=2022] N2 W20 S14 E20 N12$ S9 E12 N9$ S9 W12 S3 W20 N3 W15 S31 E15 S2 E12 FOP=[YR=2022] S5 E2 STR=[YR=2022] S4 E4 N4 W4$ E6 N5 W8$ E20 N2 FGR=[YR=2022] E6 S10 E5 S1 E6 N1 E5 N10 E2 N24 W24 S24 $ N24 E24 N28$ PTR= E10 S30 UAT=[YR=2022] E24 S18 W24 N18$ N30 W10$.

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	0812	CONCRETE C	0	100	0	0	1,488.00	SF	4.00	4.00	100	2022	2022	3	99	5,892	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 9,357

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/20/2022 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS