LOT 8 IN OR 890/54
PIRATES WOOD ESTATES PB 5/273

HAFTEL MARION E
19425 CREWS RD
GLEN SAINT MARY, FL 32040

2025

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

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 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	04	Quality Level 04

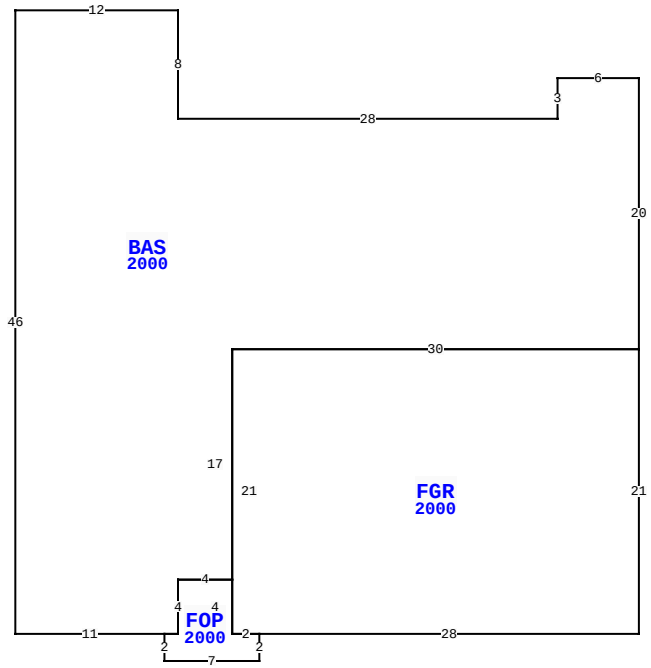
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	171,431
FGR	630	55	2000	346	48,779
FOP	30	30	2000	9	1,269
TOTALS	1,876			1,571	221,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,571	121.0230	159.75	250,967	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 2024 Heated Area: 1216 HX Base Yr



97052 KATFISH DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,478
TOTAL MARKET OB/XF VALUE	8,616
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	330,094
SOH/AGL Deduction	0
ASSESSED VALUE	330,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,094
TOTAL JUST VALUE	330,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25383	REPAIR/RRF	1,400	12/01/2011
996330	NEW CONSTR	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0890/0054	7/06/1999	WD	Q	V		30,000
GRANTOR: ALLAN ANDREW J & LEJE						
GRANTEE: HAFTEL MARION E						
0800/0620	7/17/1997	WD	Q	V		23,000
GRANTOR: MOORE WILLARD E						
GRANTEE: ALLAN ANDREW J & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W6 S3 W28 N8 W12 S46 E11 FOP=[YR=2000] S2 E7 N2
FGR=[YR=2000] E28 N21 W30 S21 E2$ W2 N4 W4 S4 W1$ E1 N4 E4
N17 E30 N20$.

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	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	2000	2000	3	77	661	
2	0812	CONCRETE C	0	0	0	0	2,183.00	SF	4.00	4.00	100	2000	2000	3	77	6,724	
3	0462	ST/AL FNC	0	0	96	0	384.00	SF	10.00	10.00	100	2001	2001	3	28	1,075	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	

LAND DESCRIPTION

TOTAL OB/XF 8,616

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS