LOT 9
IN OR 1264/1462
PIRATES WOOD ESTATES PB 5/273

SMITH ALTON O EST
97046 KATFISH LN
YULEE, FL 32097

2025

43-3N-28-509G-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

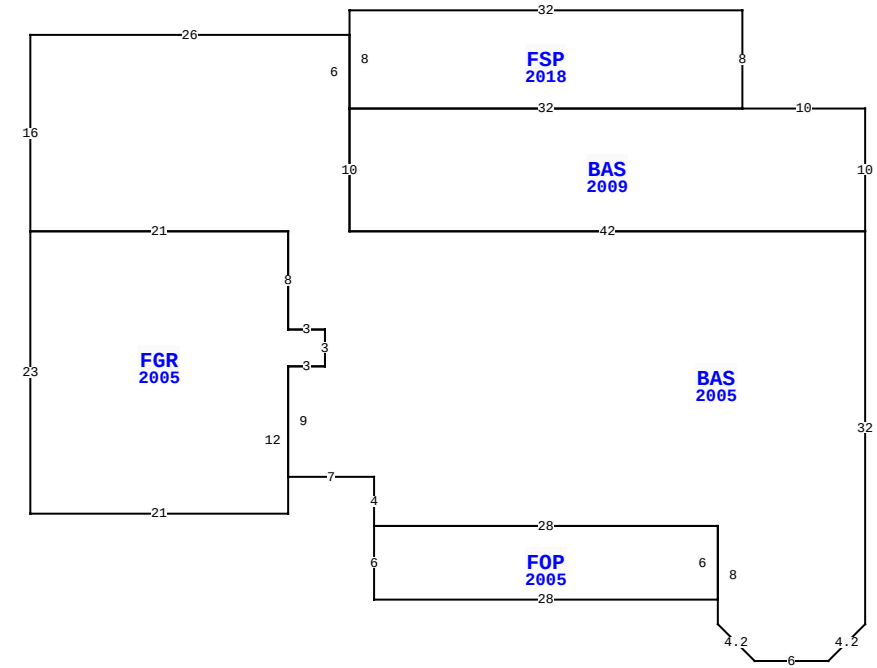
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,630	100	2005	1,630	212,964
BAS	420	100	2009	420	54,874
FGR	492	55	2005	271	35,407
FOP	168	30	2005	50	6,533
FSP	256	40	2018	102	13,327
TOTALS	2,966			2,473	323,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,473	109.0656	143.97	356,038	2005	2005	0	0	0	9.25	90.75

1 SNGL FAM – 0% - 2024 Heated Area: 2050 HX Base Yr



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

97046 KATFISH DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	323,104
TOTAL MARKET OB/XF VALUE	7,583
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	430,687
SOH/AGL Deduction	0
ASSESSED VALUE	430,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,687
TOTAL JUST VALUE	430,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705158	H/AC	0	08/01/2017
M0509760	H/AC	0	05/01/2005
P09262	OTHER	0	03/01/2005
B14499	NEW CONSTR	150,000	02/01/2005
E14333	ELEC OTHER	0	02/01/2005
R07196	REPAIR/RRF	3,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/1462	10/08/2004	WD	Q	V		45,000
GRANTOR: CRAVEY WILLIAM L & LI						
GRANTEE: SMITH ALTON O & BRE						
1264/1461	10/08/2004	WD	Q	V	06	20,000
GRANTOR: CROFT JAMES K						
GRANTEE: CRAVEY WM L & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 FSP=[YR=2018] N8 W32 S8 E32$ W32
BAS=[YR=2005] N6 W26 S16 FGR=[YR=2005] S23 E21 N12 E3 N3 W3 N8 W21 $E21 S8 E3 S3 W3 S9 E7 S4 FOP=[YR=2005] S6 E28 N6 W28 $ E28 S8 D3 R3 E6 U3 R3 N32 W42 N10 $ S10 E42 N10 $.

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	0811	CONCRETE B	0	0	0	0	1,736.00	SF	5.20	5.20	100	2005	2005	3	84	7,583	

LAND DESCRIPTION

TOTAL OB/XF 7,583

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	0006	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS