IN OR 2166/1141

ANDERSON SEAN D
97057 HURSEY DR
YULEE, FL 32097

2026

43-3N-28-0000-0009-0020

BUILDING CHARACTERISTICS

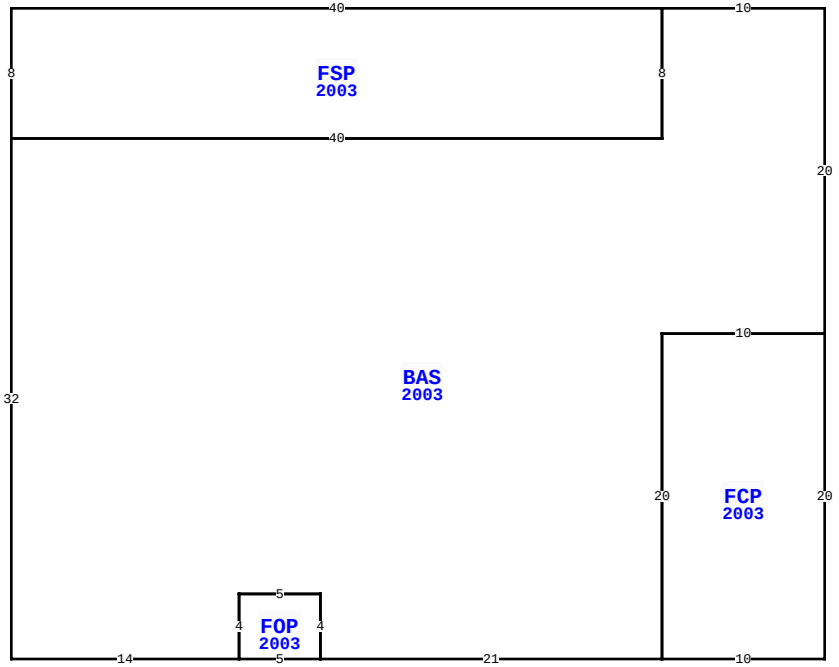
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	2003	1,460	200,956
FCP	200	25	2003	50	6,882
FOP	20	30	2003	6	826
FSP	320	40	2003	128	17,618
TOTALS	2,000			1,644	226,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,644	110.9505	154.22	253,538	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 100% - 2018 Heated Area: 1460 HX Base Yr 2018



97057 HURSEY DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,283
TOTAL MARKET OB/XF VALUE		44,708
TOTAL LAND VALUE - MARKET		125,100
TOTAL MARKET VALUE		396,091
SOH/AGL Deduction		177,907
ASSESSED VALUE		218,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,773
TOTAL JUST VALUE		396,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514307	SWIM POOL	25,000	01/01/2005
B0311046	NEW CONSTR	104,356	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1141	12/28/2017	WD	Q	I	01	210,000
GRANTOR: SKIPPER DAVID & LAWAN						
GRANTEE: ANDERSON SEAN D						
1035/0499	2/05/2002	WD	Q	I	01	100
GRANTOR: SKIPPER DONALD M & WA						
GRANTEE: SKIPPER DAVID & LAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FSP=[YR=2003] W40 S8 E40 N8 $ S8 W40 S32 E14 FOP=[YR=2003] E5 N4 W5 S4 $ N4 E5 S4 E21 FCP=[YR=2003] E10 N20 W10 S20 $ N20 E10 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
2	0820	WOOD WALK	0	100	0	0	240.00	SF	11.75	11.75	100	2005	2005	3	40	1,128	
3	0860	POOL/SPA	0	100	23	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 44,708

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	100	0007	RSF-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	90,000.00	90,000.00	125,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.39 Total Land Value: 125,100 Market: 0 Agricultural: 0 Common: 125,100 PRINTED 07/09/2026 BY SYS