LOT 43
IN OR 2837/1150
PIRATES WOOD 2 UNR

MCEWEN SARAH Y & DAVID JAMES IV
97071 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0043-0000

BUILDING CHARACTERISTICS

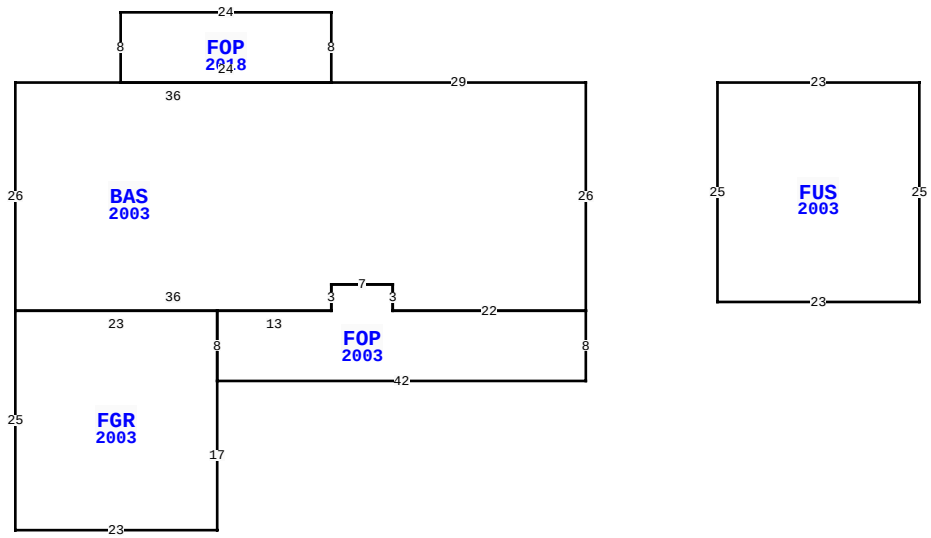
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,669	100	2003	1,669	165,880
FGR	575	55	2003	316	31,407
FOP	357	30	2003	107	10,635
FOP	192	30	2018	58	5,765
FUS	575	100	2003	575	57,149
TOTALS	3,368			2,725	270,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,725	117.2160	111.36	303,456	2003	2003	0	0	0	10.75	89.25

1 SFR MODULR 100% - 2026 Heated Area: 2244 HX Base Yr 2026



97071 LAFFITES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,834
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		375,834
SOH/AGL Deduction		95,537
ASSESSED VALUE		280,297
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		223,886
TOTAL JUST VALUE		375,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310724	NEW CONSTR	60,365	01/01/2003
B0210378	MH MOVE-ON	1	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/1150	12/12/2025	WD	Q	I	01	420,000
GRANTOR: JORDAN IAN AS PR OF J						
GRANTEE: MCEWEN SARAH Y & DA						
1849/0204	2/28/2013	QC	U	I	11	100
GRANTOR: JORDAN CHARLES A						
GRANTEE: JORDAN MARY THWEATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 FOP=[YR=2018] N8 W24 S8 E24$ W36 S26 FGR=[YR=2003] S25 E23 N17 FOP=[YR=2003] E42 N8 W22 N3 W7 S3 W13 S8$ N8 W23$ E36 N3 E7 S3 E22 N26$ PTR=E15 FUS=[YR=2003] E23 S25 W23 N25 $ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS