

LOT 48
IN OR 1834/874
PIRATES WOOD 2 UNR

GRIFFIN TERRY ANN L/E/
97175 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0048-0000



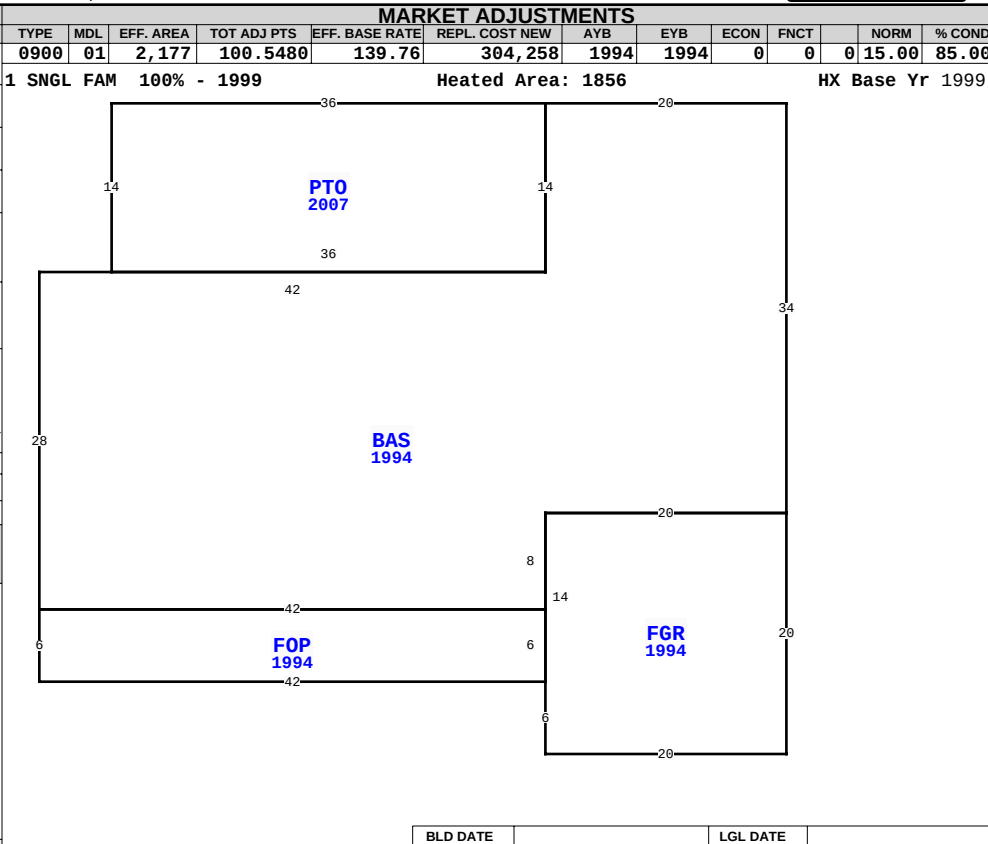
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1994	1,856	220,486
FGR	400	55	1994	220	26,135
FOP	252	30	1994	76	9,029
PTO	504	5	2007	25	2,970
TOTALS	3,012			2,177	258,619

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	19	18	342.00	SF	35.00	35.00	
2	0351	CARPORT MT	0	100	15	26	390.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	



97175 LAFFITES WAY, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,177	100.5480	139.76	304,258	1994	1994	0	0	0 15.00	85.00

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,619
TOTAL MARKET OB/XF VALUE		4,371
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		367,990
SOH/AGL Deduction		209,837
ASSESSED VALUE		158,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,742
TOTAL JUST VALUE		367,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004513	BATH REMODEL	12,000	03/23/2022
94-00939	NEW CONSTR	95,000	04/11/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/30	10/17/2023	QC	U	I	11	100	
GRANTOR: GRIFFIN TERRY ANN							
GRANTEE: GRIFFIN TERRY ANN L							
1834/0874	1/10/2013	QC	U	I	11	76,214	
GRANTOR: GRIFFIN ROBERT B III							
GRANTEE: GRIFFIN TERRY ANN							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W20 PTO=[YR=2007] W36 S14 E36 N14\$ S14 W42 S28
FOP=[YR=1994] S6 E42 FGR=[YR=1994] S6 E20 N20 W20 S14\$ N6
W42\$ E42 N8 E20 N34\$.