LOT 49
IN OR 1837/595
PIRATES WOOD 2 UNR

COURSON CHARLES DEREK
97197 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

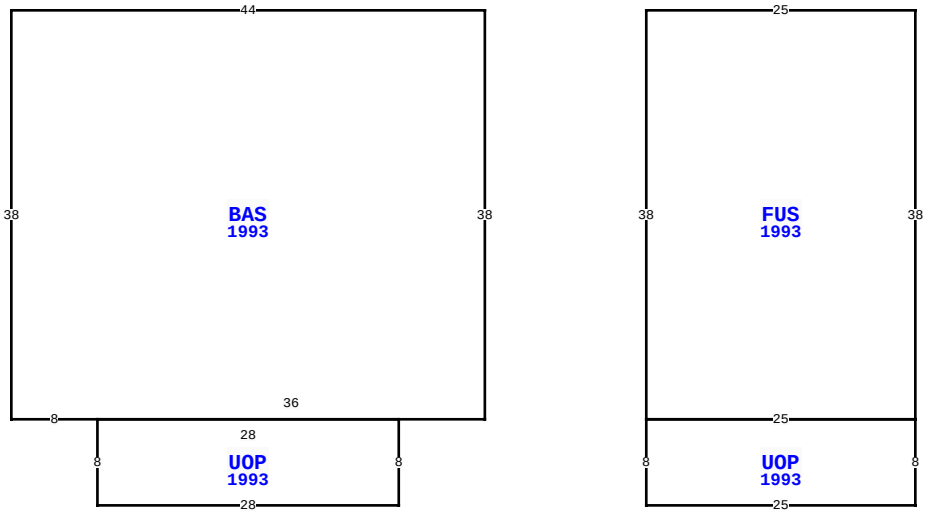
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1993	1,672	199,155
FUS	950	100	1993	950	113,157
UOP	200	20	1993	40	4,764
UOP	224	20	1993	45	5,360
TOTALS	3,046			2,707	322,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,707	98.4960	136.91	370,615	1989	1999	0	0	0	13.00	87.00

1 SNGL FAM 0% - 0 Heated Area: 2622 HX Base Yr



97197 LAFFITES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,435
TOTAL MARKET OB/XF VALUE	11,589
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	439,024
SOH/AGL Deduction	106,024
ASSESSED VALUE	333,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,000
TOTAL JUST VALUE	439,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5916	XFOB	7,310	08/10/1989
2967	H/AC	4,800	04/03/1989
5692	NEW CONSTR	2,760	02/07/1989
5163	NEW CONSTR	55,560	09/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0595	1/28/2013	DG	U	I	30	87,000
GRANTOR: COURSON SHERRY A						
GRANTEE: COURSON CHARLES DER						
1164/0572	8/21/2003	WD	U	I	23	140,000
GRANTOR: USSERY WILLIAM L & MA						
GRANTEE: COURSON SHERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S38 E8 UOP=[YR=1993] S8 E28 N8 W28 $ E36 N38 $ PTR= E15 FUS=[YR=1993] E25 S38 UOP=[YR=1993] S8 W25 N8 E25 $ W25 N38 $ 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
1	1242	WD DECK A	0	0	9	18	162.00	SF	10.00	10.00	100	1989	1989	3	20	324	
2	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1989	1989	3	20	256	
3	0940	SHEDS/PORT	0	0	20	24	480.00	SF	30.00	30.00	100	1990	1990	3	20	2,880	
4	0350	CARPORT WD	0	0	11	20	220.00	SF	13.00	13.00	100	1990	1990	3	20	572	
5	0752	USP	0	0	21	8	168.00	SF	15.00	15.00	100	2004	2004	3	30	756	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
7	0510	GARAGE WD-	0	0	19	19	361.00	SF	35.00	35.00	100	2004	2004	3	30	3,791	

LAND DESCRIPTION

TOTAL OB/XF 11,589

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	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