LOT 52
IN OR 552 PG 270
PIRATES WOOD 2 UNR

HENDRIX JANICE A
97259 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	31	HARDIE BRD 10
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

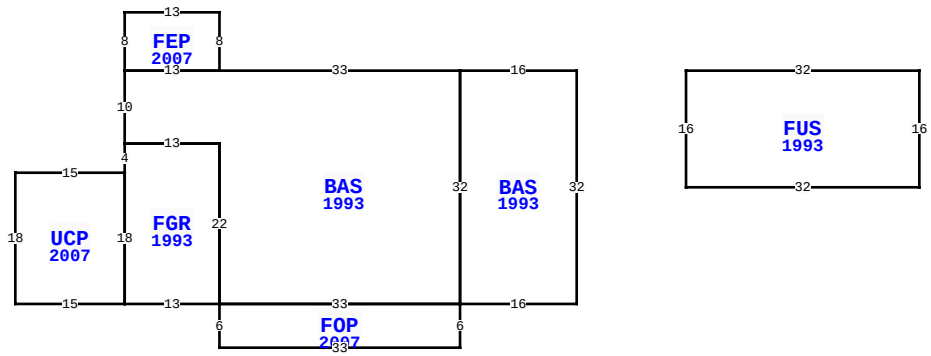
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	1993	512	54,252
BAS	1,186	100	1993	1,186	125,669
FEP	104	80	2007	83	8,795
FGR	286	55	1993	157	16,635
FOP	198	30	2007	59	6,252
FUS	512	100	1993	512	54,252
UCP	270	20	2007	54	5,722
TOTALS	3,068			2,563	271,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,563	94.7568	131.71	337,573	1988	1998	0	0	0	19.55	80.45

1 SNGL FAM 100% - 1989 Heated Area: 2210 HX Base Yr 1989



97259 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		271,577
TOTAL MARKET OB/XF VALUE		2,363
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		378,940
SOH/AGL Deduction		227,394
ASSESSED VALUE		151,546
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		95,135
TOTAL JUST VALUE		378,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01967	GARAGE	18,547	06/05/1995
2620	H/AC	3,800	06/27/1988
5063	NEW CONSTR	3,500	05/06/1988
2967	NEW CONSTR	3,400	03/24/1988
4696	NEW CONSTR	59,800	02/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/0370	9/13/1988	WD	Q	I		79,500
GRANTOR: LYONS CHARLES L						
GRANTEE: HENDRIX KIRBY & J A						
0536/0082	2/03/1988	WD	U	V	09	25,000
GRANTOR: ADAMS THOMAS W						
GRANTEE: LYONS CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W33 FEP=[YR=2007] N8 W13 S8 E13$ W13 S10 FGR=[YR=1993] S4 UCP=[YR=2007] W15 S18 E15 N18$ S18 E13 N22 W13$ E13 S22 FOP=[YR=2007] S6 E33 N6 W33 $ E33 N32$ S32 E16 N32$ PTR=E15 FUS=[YR=1993] E32 S16 W32 N16$ 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	100	16	28	448.00	SF	10.00	10.00	100	1990	1990	3	20	896	
2	0940	SHEDS/PORT	0	100	0	0	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
4	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	2005	2005	3	21	315	

LAND DESCRIPTION

TOTAL OB/XF 2,363

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