LOT 53
IN OR 1383/463
PIRATES WOOD 2 UNR

BRANAN EDWARD R
97279 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0053-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

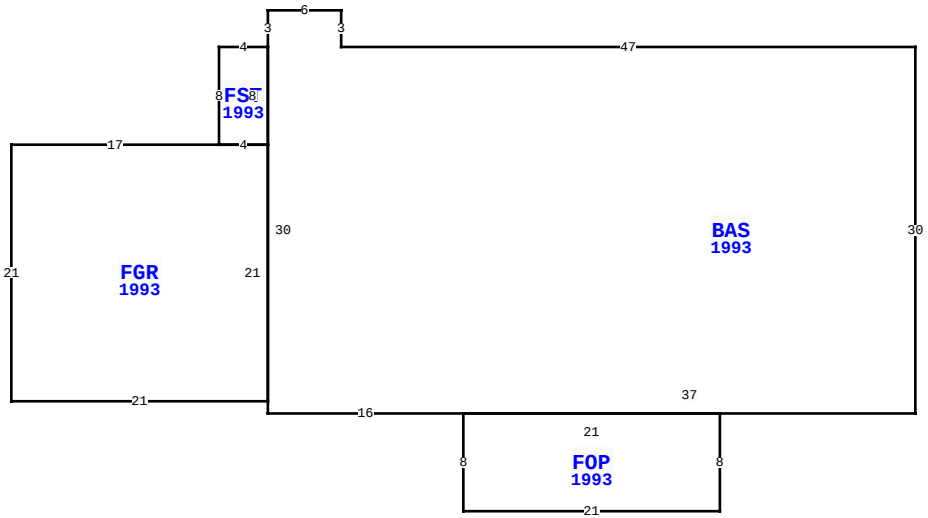
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	190,395
FGR	441	55	1993	243	28,772
FOP	168	30	1993	50	5,920
FST	32	55	1993	18	2,132
TOTALS	2,249			1,919	227,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	101.1066	140.54	269,696	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2008 Heated Area: 1608 HX Base Yr 2008



97279 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		227,219
TOTAL MARKET OB/XF VALUE		7,764
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		339,983
SOH/AGL Deduction		192,805
ASSESSED VALUE		147,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,767
TOTAL JUST VALUE		339,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/0463	1/20/2006	WD	Q	I		206,000
GRANTOR: SAPP RAYMOND E & BENI						
GRANTEE: BRANAN EDWARD R						
0603/0612	8/01/1990	WD	Q	V	01	100
GRANTOR: LYONS CHARLES L						
GRANTEE: SAPP RAYMOND & B						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
2	1243	WD DECK F	0	100	22	28	616.00	SF	8.00	8.00	100	2006	2006	3	22	1,084	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	60	3,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 N3 W6 S3 FST=[YR=1993] W4 S8 FGR=[YR=1993] W17 S21 E21 N21 W4$ E4 N8$ S30 E16 FOP=[YR=1993] S8 E21 N8 W21$ E37 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,764

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