LOT 54
IN OR 2796/1115
PIRATES WOOD 2 UNR

RIETH RANDALL JOSEPH & KAREN LOUISE
97295 LAFFITES WAY
YULEE, FL 32097

2026

43-3N-28-509B-0054-0000

BUILDING CHARACTERISTICS

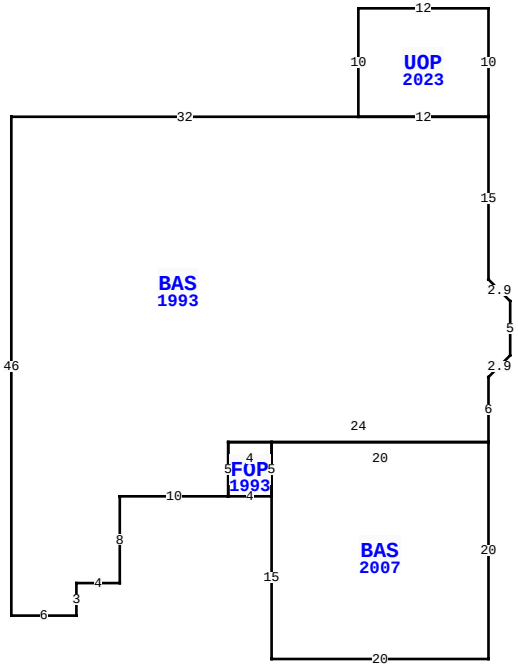
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,532	100	1993	1,532	186,477
BAS	400	100	2007	400	48,689
FOP	20	30	1993	6	730
UOP	120	20	2023	24	2,921
TOTALS	2,072			1,962	238,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	106.5995	148.17	290,710	1990	1990	0	0	0	17.85	82.15

1 SNGL FAM 100% - 2026 Heated Area: 1932 HX Base Yr 2026



97295 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		238,818
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		349,218
SOH/AGL Deduction		125,055
ASSESSED VALUE		224,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,752
TOTAL JUST VALUE		349,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012412	BATHROOM/CLOSET E	19,129	11/07/2025
03287	H/AC	1,900	02/05/1990
6427	NEW CONSTR	1,600	01/17/1990
6194	NEW CONSTR	53,349	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1115	6/19/2025	WD	Q	I	01	350,000
GRANTOR: CAMAROTTI FRANK J & K						
GRANTEE: RIETH RANDALL JOSEP						
0584/0817	11/28/1989	WD	Q	V		10,000
GRANTOR: LYONS CHARLES						
GRANTEE: CAMAROTTI FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W32 S46 E6 N3 E4 N8 E10 N5 E24 N6 U2R2 N5 U2L2 N15 $
BAS=[YR=2007;ORIG=-20,35] S15 E20 N20 W20 S5 $
UOP=[YR=2023;ORIG=-12,0] E12 N10 W12 S10 $
FOP=[YR=1993;ORIG=-24,35] E4 N5 W4 S5 $
.

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
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	2015	2015	3	60	3,240	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2015	2015	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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 06/02/2026 BY IB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS