LOT 9
IN OR 2085/810
PIRATES WOOD #3 UNR

OTAK PROPERTIES LLC
96126 MOUNT ZION LOOP
YULEE, FL 32097

2026

43-3N-28-509C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

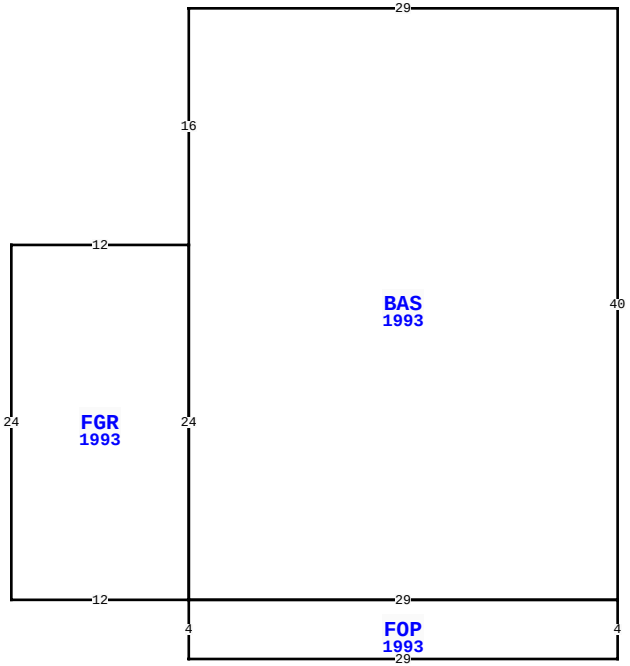
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,160	100	1993	1,160	146,177
FGR	288	55	1993	158	19,910
FOP	116	30	1993	35	4,410
TOTALS	1,564			1,353	170,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,353	122.5120	170.29	230,402	1973	1993	0	0	0	26.00	74.00

1 SNGL FAM 0% - 0 Heated Area: 1160 HX Base Yr



97300 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	170,497
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	275,497
SOH/AGL Deduction	92,513
ASSESSED VALUE	182,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,984
TOTAL JUST VALUE	275,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0810	11/18/2016	QC	U	I	11	100
GRANTOR: OTAK GROUP INC ET AL						
GRANTEE: OTAK PROPERTIES LLC						
2042/0783	4/11/2016	SW	U	I	12	68,000
GRANTOR: PENNYMAC CORP						
GRANTEE: KATO AARON/OTAK GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S16 FGR=[YR=1993] W12 S24 E12N24$ S24
FOP=[YR=1993] S4 E29 N4 W29$ E29 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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