LOT 86
IN OR 810/956
PIRATES WOOD 3 UNR

DEMASI DOUGLAS P
97466 CUTLASS WAY
YULEE, FL 32097

2026

43-3N-28-509C-0086-0000

BUILDING CHARACTERISTICS

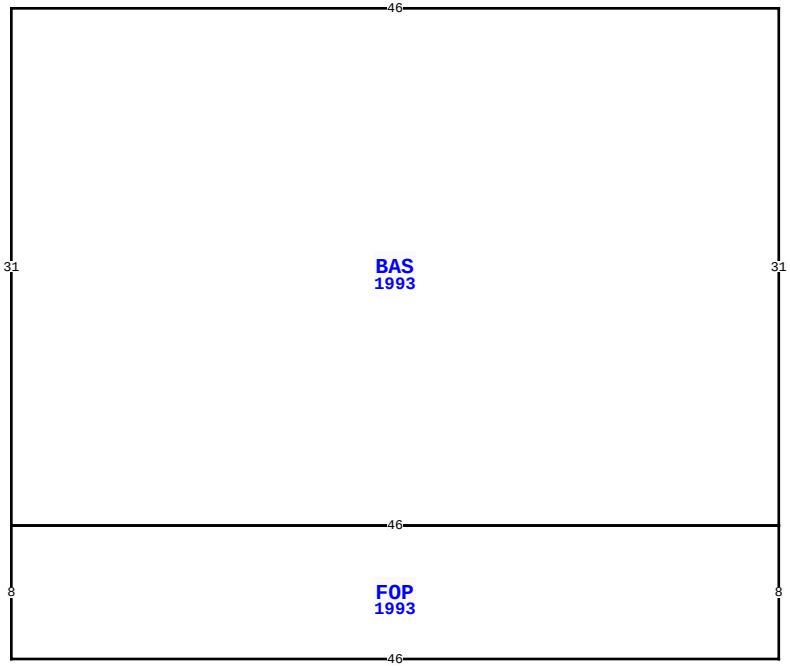
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,426	100	1993	1,426	184,996
FOP	368	30	1993	110	14,271
TOTALS	1,794			1,536	199,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,536	108.5280	150.85	231,706	1987	1997	0	0	0	14.00	86.00

1 SNGL FAM 100% - 0 Heated Area: 1426 HX Base Yr



97466 CUTLASS WAY, YULEE

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1989	1989	3	20	4,200	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2011	2011	3	56	6,272	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,267
TOTAL MARKET OB/XF VALUE		11,632
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		315,899
SOH/AGL Deduction		192,759
ASSESSED VALUE		123,140
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		66,729
TOTAL JUST VALUE		315,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24943	GARAGE	12,499	07/01/2011
5504	XFOB	10,200	02/07/1989
3189	N/A	24,300	02/14/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0956	10/21/1997	QC	Q	I	06	37,200
GRANTOR: DEMASI DOUGLAS P & BI						
GRANTEE: DEMASI DOUGLAS P						
0647/1199	2/03/1992	WD	Q	I		73,500
GRANTOR: BLAKE CHRIS & C						
GRANTEE: DEMASI DOUGLAS & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S31 FOP=[YR=1993] S8 E46 N8 W46 $ E46 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 11,632

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