LOT 3
PIRATES WOOD ESTATES PB 5/273

O'CONNOR JENNIFER L/JONES RICHARD E JR
97019 KATFISH DR
YULEE, FL 32097

**2026**

**43-3N-28-509G-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

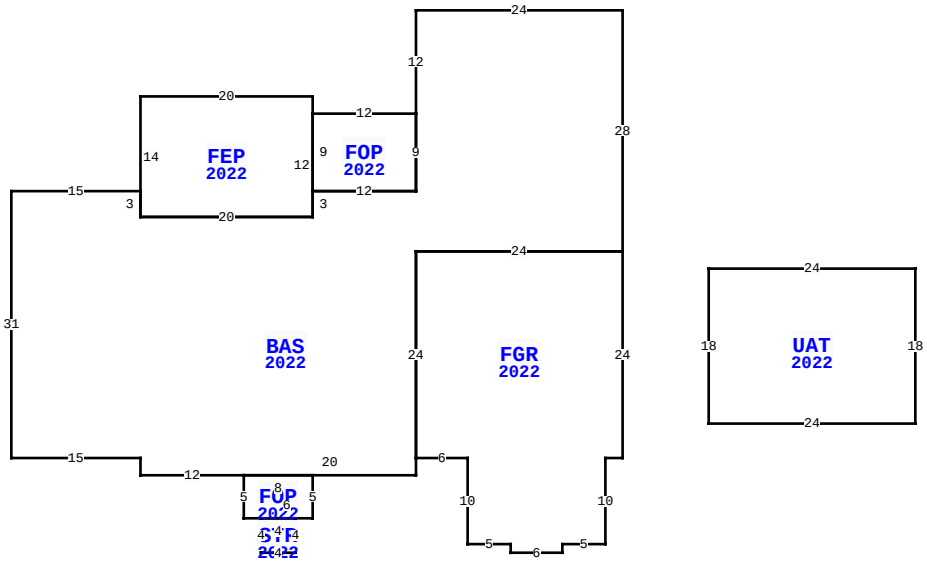
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,133 | 100 | 2022 | 2,133 | 372,351 |
| FEP | 280 | 80 | 2022 | 224 | 39,103 |
| FGR | 742 | 55 | 2022 | 408 | 71,224 |
| FOP | 40 | 30 | 2022 | 12 | 2,095 |
| FOP | 108 | 30 | 2022 | 32 | 5,587 |
| STR | 16 | 10 | 2022 | 2 | 349 |
| UAT | 432 | 10 | 2022 | 43 | 7,506 |
| TOTALS | 3,751 | | | 2,854 | 498,214 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,854 | 106.2200 | 176.33 | 503,246 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST 100% - 2023 Heated Area: 2133 HX Base Yr 2023




97019 KATFISH DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 498,214 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 210,000 |
| TOTAL MARKET VALUE | | 711,679 |
| SOH/AGL Deduction | | 131,262 |
| ASSESSED VALUE | | 580,417 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 529,006 |
| TOTAL JUST VALUE | | 711,679 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 685,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2103944 | CO ISSUED | 0 | 03/03/2022 |
| B2103944 | NEW CONSTR | 328,342 | 03/31/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2406/0729 | 11/05/2020 | WD | U | V | 37 | 55,000 |
| GRANTOR: BENNETTS PROPERTY SER | | | | | | |
| GRANTEE: JONES RICHARD E JR | | | | | | |
| 2385/1578 | 8/20/2020 | WD | U | V | 37 | 84,000 |
| GRANTOR: CROFT JAMES K | | | | | | |
| GRANTEE: BENNETTS PROPERTY S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W24 S12 FOP=[YR=2022] W12 FEP=[YR=2022] N2 W20 S14 E20 N12$ S9 E12 N9$ S9 W12 S3 W20 N3 W15 S31 E15 S2 E12 FOP=[YR=2022] S5 E2 STR=[YR=2022] S4 E4 N4 W4$ E6 N5 W8$ E20 N2 FGR=[YR=2022] E6 S10 E5 S1 E6 N1 E5 N10 E2 N24 W24 S24 $ N24 E24 N28$ PTR= E10 S30 UAT=[YR=2022] E24 S18 W24 N18$ N30 W10$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2022 | 2022 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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 | 000116 | C | RES MARSH | 100 | 0006 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 210,000.00 | 210,000.00 | 210,000 | | | | | | | |

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS