LOT 6
PIRATES WOOD ESTATES PB 5/273

DECKER WILLIAM ANTHONY & AMY LYNN L/E/
97004 KATFISH LN
YULEE, FL 32097

2026

43-3N-28-509G-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

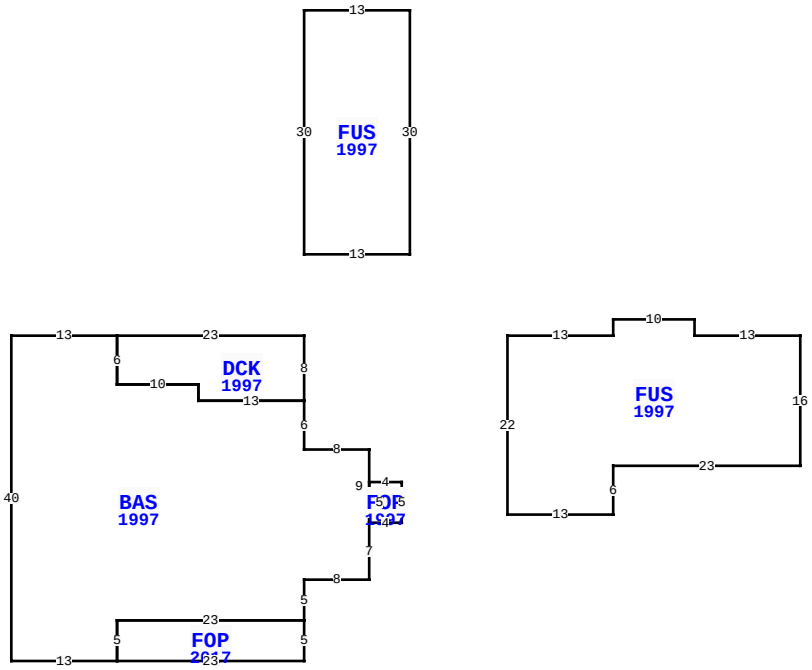
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1997	1,289	182,344
DCK	164	10	1997	16	2,264
FOP	20	30	1997	6	849
FOP	115	30	2017	34	4,810
FUS	390	100	1997	390	55,170
FUS	674	100	1997	674	95,345
TOTALS	2,652			2,409	340,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,409	118.3350	164.49	396,256	1997	1997	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2025 Heated Area: 2353 HX Base Yr



97004 KATFISH DR, 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		451,121
TOTAL MARKET OB/XF VALUE		51,231
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		712,352
SOH/AGL Deduction		3,065
ASSESSED VALUE		709,287
TOTAL EXEMPTION VALUE	13	709,287
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		712,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24669	ELEC OTHER	0	02/01/2012
962944	NEW CONSTR	130,000	07/16/1996
962945	GARAGE	59,772	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1564	2/12/2021	QC	U	I	11	100
GRANTOR: DECKER WILLIAM ANTHON						
GRANTEE: DECKER WILLIAM AUST						
2116/0170	4/18/2017	WD	Q	I	01	465,000
GRANTOR: SNYDER MARY K & KENNE						
GRANTEE: DECKER WILLIAM ANTH						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1997] W23 BAS=[YR=1997] W13 S40 E13 FOP=[YR=2017] E23 N5 W23 S5$ N5 E23 N5 E8 N7 FOP=[YR=1997] E4 N5 W4 S5$ N9 W8 N6 W13 N2 W10 N6$ S6 E10 S2 E13 N8$ PTR=E25 FUS=[YR=1997] E13 N2 E10 S2 E13 S16 W23 S6 W13 N22$ W25$ PTR=N10 FUS=[YR=1997] N30 E13 S30 W13$ S10$.

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	1997	1997	3	77	1,540	
4	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00	390.00	100	2005	2005	3	21	7,781	
5	0300	BOAT DCK W	0	100	0	0	680.00	SF	40.00	40.00	100	2022	2022	3	93	25,296	
6	0302	FLT DOCK C	0	100	20	10	200.00	SF	50.00	50.00	100	2022	2022	3	90	9,000	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	90	2,070	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	90	1,800	
9	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2022	2022	3	90	3,744	

LAND DESCRIPTION

TOTAL OB/XF 51,231

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	000131	C	RES CREEK	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

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BUILDING CHARACTERISTICS

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Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

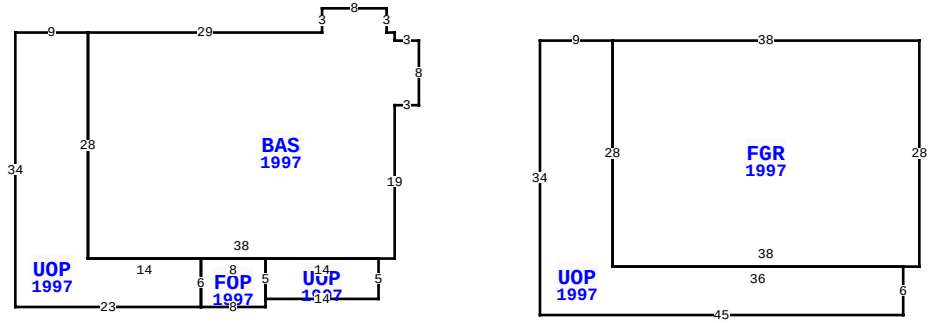
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1997	1,112	64,341
FGR	1,064	55	1997	585	33,849
FOP	48	30	1997	14	810
UOP	70	20	1997	14	810
UOP	390	20	1997	78	4,513
UOP	522	20	1997	104	6,017
TOTALS	3,206			1,907	110,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,907	120.1382	67.28	128,303	1997	1997	0	0	0	14.00	86.00

2 ACCESORY U 100% - 2025 Heated Area: 1112 HX Base Yr



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NASSAU COUNTY PROPERTY

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2116/0170	4/18/2017	WD	Q	I	01	465,000
GRANTOR: SNYDER MARY K & KENNE						
GRANTEE: DECKER WILLIAM ANTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N1 W1 N3 W8 S3 W29 UOP=[YR=1997] W9 S34 E23
FOP=[YR=1997] E8 N1 UOP=[YR=1997] E14 N5 W14 S5$ N5W8 S6$ N6
W14 N28$ S28 E38 N19 E3 N8$ PTR=E15 UOP=[YR=1997] E9
FGR=[YR=1997] E38 S28 W38 N28$ S28 E36 S6 W45 N34$ W15$.

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

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