LOT 7
IN OR 1187/151
PIRATES WOOD ESTATES PB 5/273

THOMPSON SEAN & DONNA
97020 KATFISH DRIVE
YULEE, FL 32097

2026

43-3N-28-509G-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

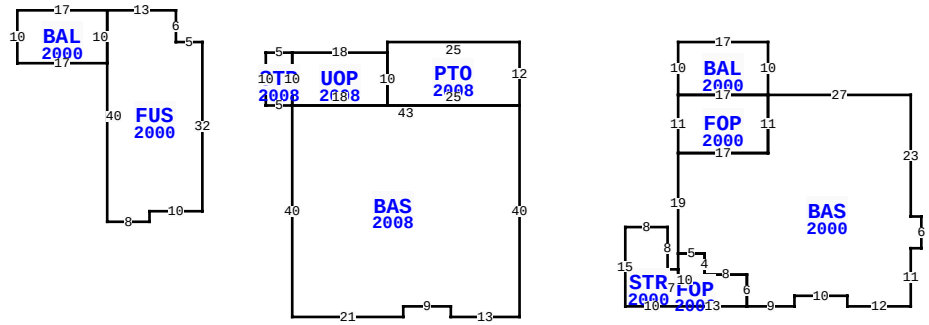
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	170	15	2000	26	3,688
BAL	170	15	2000	26	3,688
BAS	1,467	100	2000	1,467	208,085
BAS	1,702	100	2008	1,702	241,419
FOP	98	30	2000	29	4,113
FOP	187	30	2000	56	7,943
FUS	670	100	2000	670	95,035
PTO	300	5	2008	15	2,127
STR	134	10	2000	13	1,844
STR	50	10	2008	5	709
TOTALS	5,128			4,045	573,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,045	116.4240	161.83	654,602	2000	2000	0	0	0	12.35	87.65

1 SNGL FAM 100% - 2026 Heated Area: 3839 HX Base Yr 2026



** This building has 11 Sub-Areas

97020 KATFISH DR, 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		573,759
TOTAL MARKET OB/XF VALUE		9,874
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		688,633
SOH/AGL Deduction		0
ASSESSED VALUE		688,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		637,222
TOTAL JUST VALUE		688,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13419	MECH OTHER	1,000	11/01/2007
B20681	REMODEL	92,325	10/01/2007
996649	NEW CONSTR	83,146	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1187/0151	11/06/2003	WD	Q	I		294,500
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: THOMPSON SEAN & DON						
1187/0149	11/06/2003	WD	Q	I		294,500
GRANTOR: COPPOCK LORIN G & DAN						
GRANTEE: PRUDENTIAL RELOCATI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W25 S2 UOP=[YR=2008] W18 STR=[YR=2008] W5 S10 E5 N10 $ S10 BAS=[YR=2008] S40 E21 N2 E9 S2 E13 N40 W43 $ E18 N10 $ S10 E25 N12 $ PTR= E30 BAL=[YR=2000] E17 S10 BAS=[YR=2000] E27 S23 E2 S6 W2 S11 W12 N2 W10 S2 W9 FOP=[YR=2000] W13 STR=[YR=2000] W10 N15 E8 S8 E2 S7$ N10 E5 S4 E8 S6$ N6 W8 N4 W5 N19 FOP=[YR=2000] N11 E17 S11 W17 $ E17N11 $ W17 N10 $ W30 $ PTR= W60FUS=[YR=2000] W5 N6 W13 BAL=[YR=2000] W17 S10 E17 N10 $ S40 E8 N2 E10 N32 $ E60 $.

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	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
7	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2005	2005	3	21	8,190	

LAND DESCRIPTION

TOTAL OB/XF 9,874

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