LOT 8 IN OR 890/54
PIRATES WOOD ESTATES PB 5/273

HAFTEL MARION E
19425 CREWS RD
GLEN SAINT MARY, FL 32040

2026

43-3N-28-509G-0008-0000

BUILDING CHARACTERISTICS

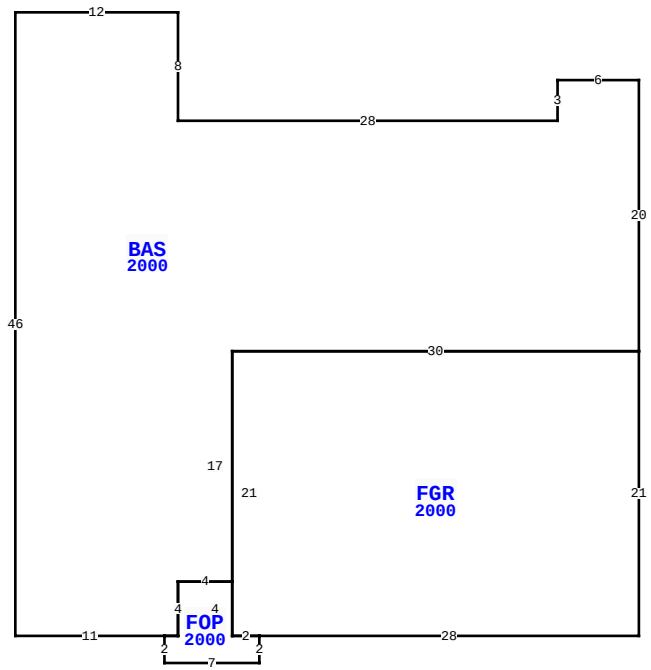
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,216	100	2000	1,216	179,498
FGR	630	55	2000	346	51,074
FOP	30	30	2000	9	1,329
TOTALS	1,876			1,571	231,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,571	121.0230	168.22	264,274	2000	2000	0	0	0	12.25	87.75

1 SNGL FAM 0% - 2024 Heated Area: 1216 HX Base Yr



97052 KATFISH DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	336,900
SOH/AGL Deduction	0
ASSESSED VALUE	336,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,900
TOTAL JUST VALUE	336,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25383	REPAIR/RRF	1,400	12/01/2011
996330	NEW CONSTR	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0890/0054	7/06/1999	WD	Q	V		30,000
GRANTOR: ALLAN ANDREW J & LEJE						
GRANTEE: HAFTEL MARION E						
0800/0620	7/17/1997	WD	Q	V		23,000
GRANTOR: MOORE WILLARD E						
GRANTEE: ALLAN ANDREW J & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W6 S3 W28 N8 W12 S46 E11 FOP=[YR=2000] S2 E7 N2
FGR=[YR=2000] E28 N21 W30 S21 E2$ W2 N4 W4 S4 W1$ E1 N4 E4
N17 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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