

LOT 36
IN OR 2054/708
PIRATES WOOD 1 UNR

STEPHENS JOHN W & SANDRA R
97336 PIRATES POINTE RD
YULEE, FL 32097-1404

2023

43-3N-28-509A-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

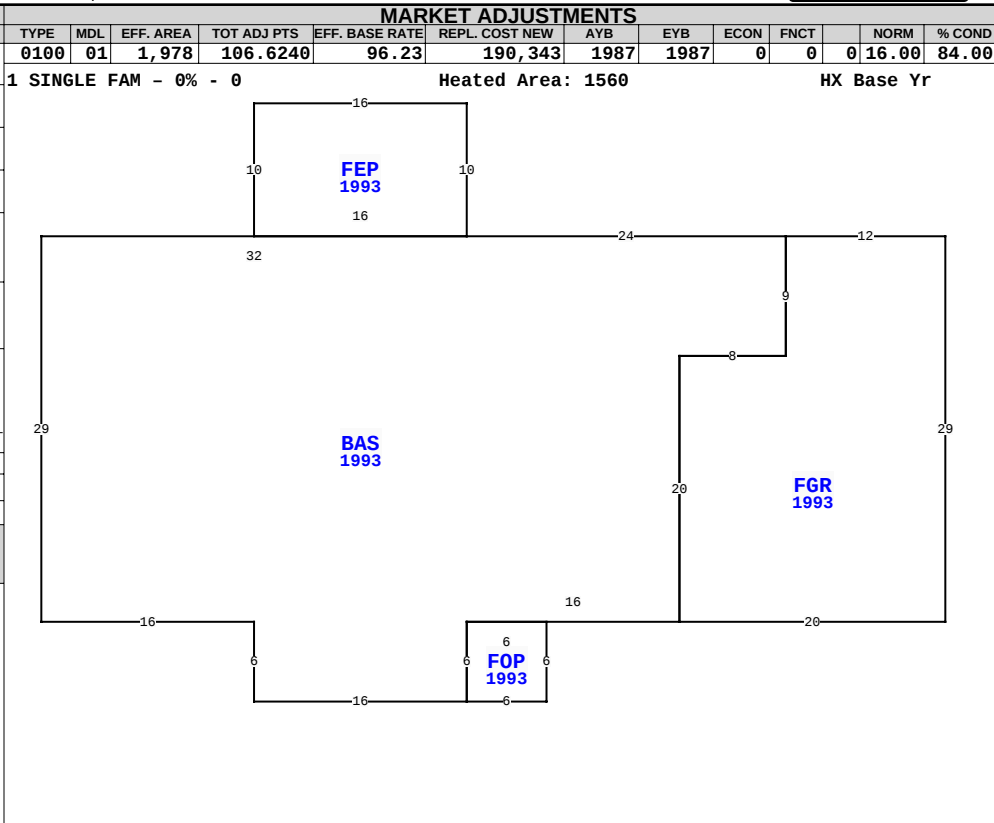
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	126,100
FEP	160	80	128	10,346
FGR	508	55	279	22,552
FOP	36	30	11	890

TOTALS	2,264	1,978	159,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0812	CONCRETE C	0	0	0	0	148.00	SF	4.00
6	0811	CONCRETE B	0	0	0	0	1,502.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

REVIEW DATE	01/20/2023	BY	DJA
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97056 JOSE GASPAR WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	1987	1987	3	54.5	517	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0812	CONCRETE C	0	0	0	0	148.00	SF	4.00	4.00	100	1994	1994	3	70	414	
6	0811	CONCRETE B	0	0	0	0	1,502.00	SF	5.20	5.20	100	1995	1995	3	72	5,623	

TOTAL OB/XF													8,794		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1			

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				159,888	
TOTAL MARKET OB/XF VALUE				8,794	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				268,682	
SOH/AGL Deduction				81,810	
ASSESSED VALUE				186,872	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				186,872	
TOTAL JUST VALUE				268,682	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				196,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3765	NEW CONSTR	26,550	12/17/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2054/0708	6/06/2016	SW	U	I	12	116,000	
GRANTOR: BANK OF NEW YORK MELL							
GRANTEE: STEPHENS JOHN W & S							
1982/1389	6/01/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: BANK OF NEW YORK ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W12 BAS=[YR=1993] W24 FEP=[YR=1993] N10 W16 S10 E16 \$ W32 S29 E16 S6 E16 FOP=[YR=1993] E6 N6 W6 S6 \$ N6 E16 N20 E8 N9 \$ S9 W8 S20 E20 N29 \$.									