LOT 60
IN OR 2474/557
PIRATES WOOD 1 UNR

COTTRELL DAVID K & LISA M
97535 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509A-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLACKBEARDS WAY, 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	0
TOTAL MARKET OB/XF VALUE	17,048
TOTAL LAND VALUE - MARKET	345,000
TOTAL MARKET VALUE	362,048
SOH/AGL Deduction	0
ASSESSED VALUE	362,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,048
TOTAL JUST VALUE	362,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0557	6/22/2021	PR	U	V	19	419,000
GRANTOR: GERMANO GEMMA H & HEI						
GRANTEE: COTTRELL DAVID K &						
0627/0050	5/24/1991	QC	U	I	01	100
GRANTOR: GERMANO DORIS & R R						
GRANTEE: GERMANO RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	125	6	750.00	SF	40.00	40.00	100	2006	2006	3	48	14,400	
3	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100	2006	2006	3	31	251	
4	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2006	2006	3	48	1,597	
5	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 17,048

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	000130	C	SFR WATER	0	0006	RS-1	80.00	380.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000							

REVIEW DATE 02/23/2022 BY KW Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS