

LOT 59
IN OR 2434/485
PIRATES WOOD 2 UNR

VADEN FREDRICK L & ELIZABETH O
97661 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509B-0059-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,014	105.4872	125.27	252,294	1993	1993	0	0	14.50	85.50	

1 SNGL FAM - 100% - 2022 Heated Area: 1920 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			215,711
TOTAL MARKET OB/XF VALUE			18,683
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			334,394
SOH/AGL Deduction			93,641
ASSESSED VALUE			240,753
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			190,753
TOTAL JUST VALUE			334,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,741

Quality	01 Quality Level 01			
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	896	100	896	95,967
FOP	312	30	94	10,068
FUS	896	100	896	95,967
SFB	160	80	128	13,710
TOTALS	2,264		2,014	215,711

97661 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706581	REPAIR/RRF	8,015	10/01/2017
7939	NEW CONSTR	76,574	03/18/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1058	2/16/2021	WD U	I	I	11	100
GRANTOR: DAVIS ERNEST M & SHAR						
GRANTEE: VADEN FREDRICK L &						
2434/0485	2/16/2021	WD Q	I	I	01	304,900
GRANTOR: DAVIS ERNEST M & SHAR						
GRANTEE: VADEN FREDRICK L &						

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
1	0810	CONCRETE A	0 100	20	24	480.00	SF	6.50	6.50	100	1993	1993	3	68	2,122	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0812	CONCRETE C	0 100	0	0	1,727.00	SF	4.00	4.00	100	2006	2006	3	88	6,079	
4	1242	WD DECK A	0 100	10	16	160.00	SF	6.00	6.00	100	2006	2006	3	31	298	
5	0510	GARAGE WD-	0 100	12	28	336.00	SF	35.00	35.00	100	2006	2006	3	48	5,645	
6	0350	CARPORT WD	0 100	12	28	336.00	SF	13.00	13.00	100	2006	2006	3	31	1,354	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1993] W28 SFB=[YR=2006] W8 S20 FOP=[YR=1993] S18
 E36 N6 W28 N12 W8 \$ E8 N20 \$ S32 E28N32 \$ PTR= E20
 FUS=[YR=1993] E28 S32 W28 N32\$ W20\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							