LOT 63
IN OR 922/1677
PIRATES WOOD 2 UNR

COTTRELL DAVID KEITH
97535 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509B-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

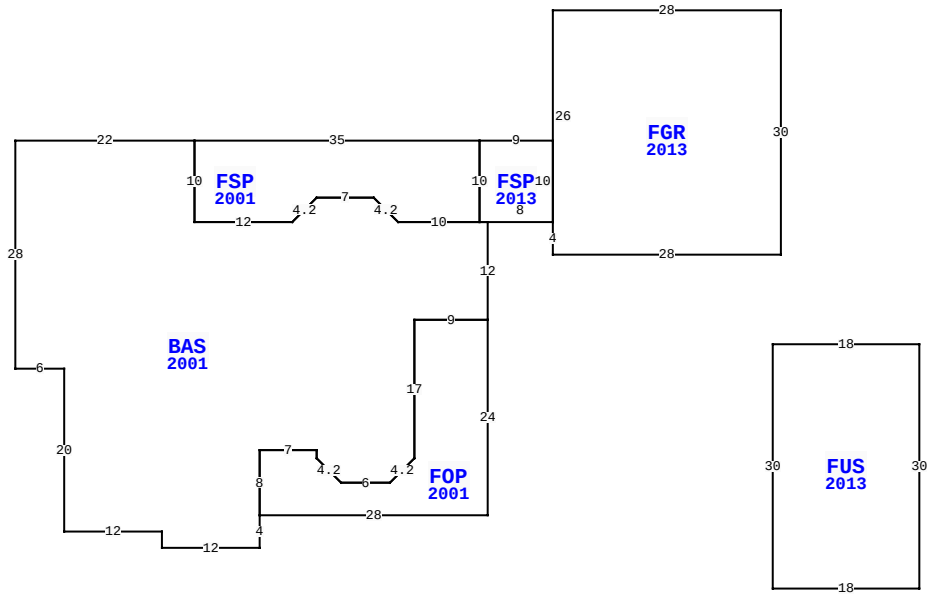
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,973	100	1,973	205,022
FGR	840	55	462	48,008
FOP	329	30	99	10,288
FSP	320	40	128	13,301
FSP	90	40	36	3,741
FUS	540	100	540	56,114
TOTALS	4,092		3,238	336,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,238	103.8680	123.34	399,375	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2002 Heated Area: 2513 HX Base Yr 2002



97535 PIRATES POINT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,473
TOTAL MARKET OB/XF VALUE		53,881
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		490,354
SOH/AGL Deduction		267,379
ASSESSED VALUE		222,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,975
TOTAL JUST VALUE		490,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707528	REPAIR/RRF	15,000	11/01/2017
B1327675	SWIM POOL	42,586	09/01/2013
B017967	NEW CONSTR	135,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1677	3/06/2000	DG	U	V	01	100
GRANTOR: COTTRELL KATHRYN M						
GRANTEE: COTTRELL DAVID KEIT						
0104/0269	1/01/1970	TA	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 FSP=[YR=2001] N10 W35 S10 E12 U3 R3 E7 D3 R3 E10 $ W10 U3 L3 W7 D3 L3 W12 N10 W22 S28 E6 S20 E12 S2 E12 N4 FOP=[YR=2001] E28 N24 W9 S17 D3 L3 W6 L3 U3 N1 W7 S8 $ N8 E7 S1 D3 R3 E6 U3 R3 N17 E9 N12 $FSP=[YR=2013] E8 FGR=[YR=2013] S4 E28 N30 W28 S26$ N10 W9 S10 E1$ PTR= E35 S15 FUS=[YR=2013] E18 S30 W18 N30 $ N15W35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2001	2001	3	82	426	
3	0911	SCRN RM A	0	100	0	0	1,190.00	SF	17.50	17.50	100	2013	2013	3	65	13,536	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2013	2013	3	75	28,560	
5	0855	CONC PAVER	0	100	0	0	742.00	SF	10.00	10.00	100	2013	2013	3	95	7,049	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300	

LAND DESCRIPTION

TOTAL OB/XF 53,881

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	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							

REVIEW DATE 01/17/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS