

LOT 17
IN OR 1983/1981
PIRATES WOOD 3 UNR

NEWMAN DONALD & RAE ANNE EMMANUEL
97479 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509C-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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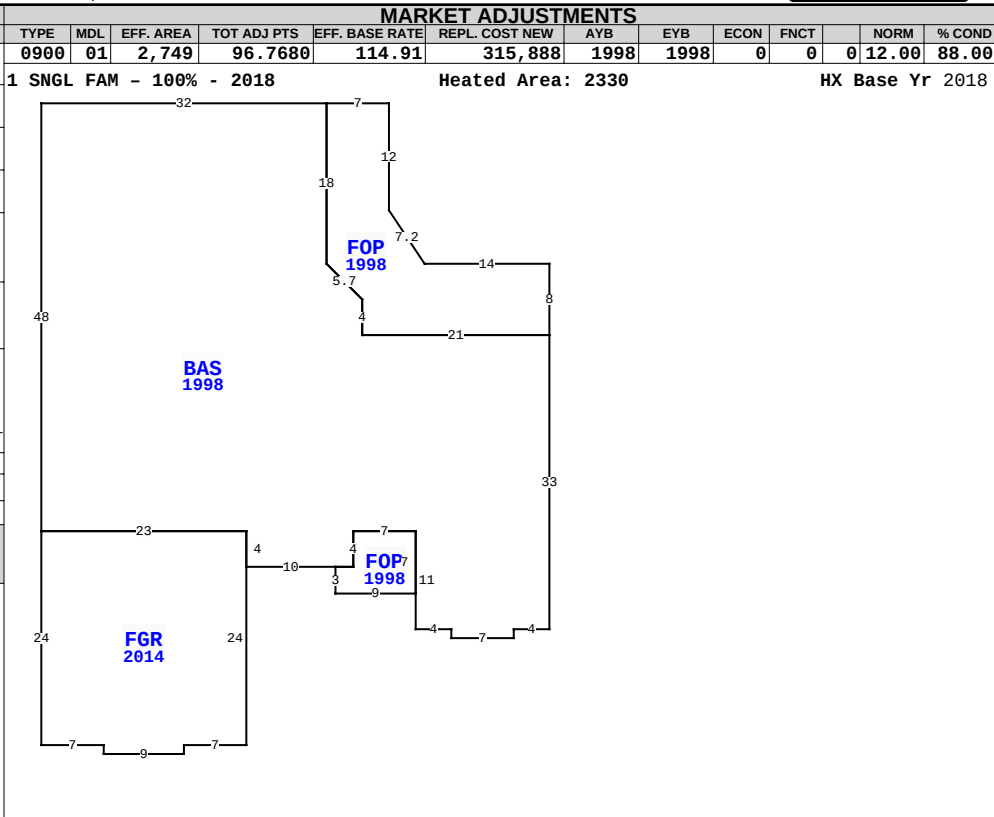
NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100	2,330	235,611
FGR	561	55	309	31,246
FOP	55	30	16	1,618
FOP	314	30	94	9,506

TOTALS	3,260		2,749	277,981
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1989
2	0810	CONCRETE A	0 100	2	36	72.00	SF	6.50	6.50	100	1998
3	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100	1998
4	0810	CONCRETE A	0 100	0	0	456.00	SF	6.50	6.50	100	1998
5	1076	TRELLIS A	0 100	16	12	192.00	SF	3.75	3.75	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



97479 PIRATES POINT RD, YULEE	BLD DATE 04/30/2008	RK	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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1989	1989	3	20	1,440	
2	0810	CONCRETE A	0 100	2	36	72.00	SF	6.50	6.50	100	1998	1998	3	77	360	
3	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	6.50	100	1998	1998	3	77	881	
4	0810	CONCRETE A	0 100	0	0	456.00	SF	6.50	6.50	100	1998	1998	3	77	2,282	
5	1076	TRELLIS A	0 100	16	12	192.00	SF	3.75	3.75	100	2015	2015	3	81	583	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
277,981											
TOTAL MARKET OB/XF VALUE											
5,546											
TOTAL LAND VALUE - MARKET											
100,000											
TOTAL MARKET VALUE											
383,527											
SOH/AGL Deduction											
182,055											
ASSESSED VALUE											
201,472											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
151,472											
TOTAL JUST VALUE											
383,527											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
274,475											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905173	REPAIR/RRF	17,000	07/01/2019
984916	NEW CONSTR	120,517	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1983/1981	6/03/2015	SW	U	I	12	219,900	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: NEWMAN DONALD & RAE							
1983/1979	9/04/2014	SW	U	I	12	100	
GRANTOR: CITIMORTGAGE INC							
GRANTEE: FEDERAL HOME LOAN M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1998] W14 U6 L4 N12 W7 BAS=[YR=1998] W32S48											
FGR=[YR=2014] S24 E7 S1 E9 N1 E7N24 W23\$ E23 S4 E10											
FOP=[YR=1998] S3E9 N7 W7 S4 W2\$ E2 N4 E7 S11 E4 S1 E7 N1 E4											
N33 W21 N4 U4 L4 N18\$ S18 R4 D4 S4 E21 N8\$.											