LOT 19 IN OR 928/1456
PIRATES WOOD 3 UNR

SOUTHWELL DWIGHT L & MARLA D
97441 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0019-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

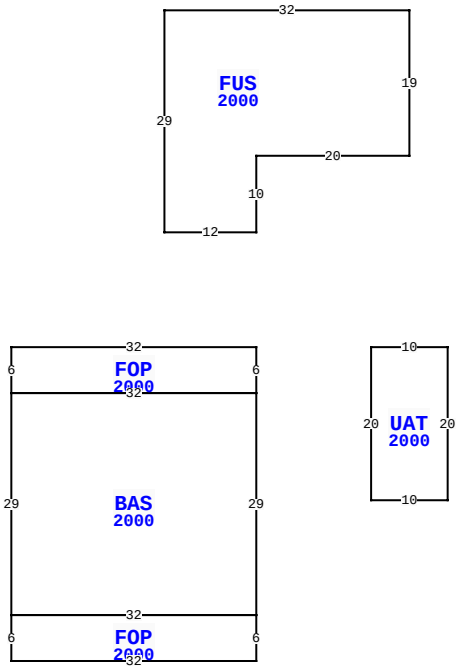
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	87,528
FOP	192	30	58	5,470
FOP	192	30	58	5,470
FUS	728	100	728	68,664
UAT	200	10	20	1,887
TOTALS	2,240		1,792	169,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	117.1000	105.68	189,379	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2001 Heated Area: 1656 HX Base Yr 2001



97441 PIRATES POINT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,021
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		272,380
SOH/AGL Deduction		141,532
ASSESSED VALUE		130,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,848
TOTAL JUST VALUE		272,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007164	NEW CONSTR	78,800	05/01/2000
991591	REPAIR/RRF	3,000	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0928/1456	4/17/2000	WD	Q	V		20,000
GRANTOR: CHEVALIER NORMAN R &						
GRANTEE: SOUTHWELL DWIGHT L						
0894/0756	8/06/1999	WD	Q	V		14,000
GRANTOR: NATIVIDAD ERNEST A &						
GRANTEE: CHEVALIER NORMAN R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W32 S6 BAS=[YR=2000] S29 FOP=[YR=2000] S6 E32 N6 W32 $ E32 N29 W32 $ E32 N6 $ PTR= E15 UAT=[YR=2000] E10 S20 W10 N20 $ W15 $ PTR= N15 FUS=[YR=2000] N10 E20 N19 W32 S29 E12 $ S15 $.

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	2000	2000	3	85	2,975	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2001	2001	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS