

LOT 20
IN OR 2013/1180
PIRATES WOOD 3 UNR

JENKINS TIMOTHY JAMES & JENNIE LYNN
97425 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0020-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100	0900	01	3,046	101.3840	120.39	366,708	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019												Heated Area: 2573												HX Base Yr 2019											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	13	LVT/LAMMT 80																																				
Interior Floo	11	CLAY TILE 20																																				
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	2,573	100	2,573	305,117																																		
FGR	576	55	317	37,592																																		
FOP	144	30	43	5,099																																		
FOP	378	30	113	13,400																																		
TOTALS			3,671		3,046	361,207																																
EXTRA FEATURES			97425 PIRATES POINT RD, YULEE																																			
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465																							
2	0861	POOL GUNIT	0 100	38	12	456.00	SF	85.00	85.00	100	2018	2018	3	90	34,884																							
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	860																							
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720																							
5	0855	CONC PAVER	0 100	0	0	895.00	SF	10.00	10.00	100	2018	2018	3	98	8,771																							
LAND DESCRIPTION			TOTAL OB/XF 49,700																																			
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																					
REVIEW DATE 10/30/2018 BY KW																																						
Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																						