LOT 23
IN OR 1203/1972
PIRATES WOOD 3 UNR

FRINT FAY N & KENNETH L
97383 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

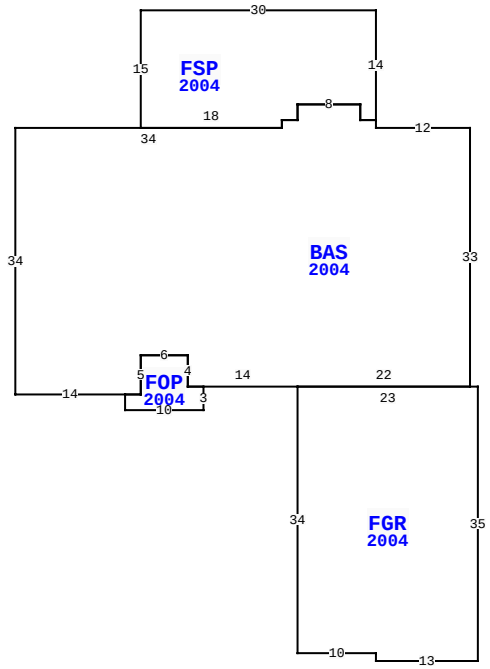
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,934	100	1,934	209,080
FGR	795	55	437	47,243
FOP	52	30	16	1,730
FSP	422	40	169	18,271
TOTALS	3,203		2,556	276,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	105.2448	124.98	319,449	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 1934 HX Base Yr 2005



97383 PIRATES POINT RD, YULEE

BLD DATE	03/03/2023	NW	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		276,323
TOTAL MARKET OB/XF VALUE		30,765
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		407,088
SOH/AGL Deduction		223,653
ASSESSED VALUE		183,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,435
TOTAL JUST VALUE		407,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414184	REMODEL	9,375	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/1972	1/27/2004	WD	Q	V		45,000
GRANTOR: BLAKE DEAN						
GRANTEE: FRINT FAY N & KENNE						
0394/0399	7/01/1983	WD	Q	V		6,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 N1 FSP=[YR=2004] N14 W30 S15 E18 N1 E2 N2 E8 S2 E2$ W2 N2 W8 S2 W2 S1 W34 S34 E14 FOP=[YR=2004] S2 E10 N3 W2 N4 W6 S5 W2$ E2 N5 E6 S4 E14 FGR=[YR=2004] S34 E10 S1 E13 N35 W23$ E22 N33$.

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	0812	CONCRETE C	0	100	0	0	2,788.00	SF	4.00	4.00	100	2004	2004	3	86	9,591	
2	0911	SCRN RM A	0	100	27	38	1,026.00	SF	17.50	17.50	100	2004	2004	3	24	4,309	
3	0861	POOL GUNIT	0	100	29	13	377.00	SF	85.00	85.00	100	2004	2004	3	40	12,818	
4	0845	KOOL DECK	0	100	0	0	649.00	SF	7.25	7.25	100	2004	2004	3	86	4,047	

LAND DESCRIPTION

TOTAL OB/XF 30,765

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 11/01/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS