

LOTS 25 & 26
IN OR 722/1134
PIRATES WOOD 3 UNR

BLAKE DEAN V
97333 PIRATES POINT ROAD
YULEE, FL 32097-3564

2023

43-3N-28-509C-0025-0000



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	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 90	0900	01	3,621	94.8195	112.60	407,725	1999	1999	0	0	16.65	83.35	STANDARD										
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2000													Heated Area: 2659									
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2000									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	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	1,533	100	1,533	143,875																					
FOP	84	30	25	2,346																					
FOP	100	30	30	2,816																					
FOP	461	30	138	12,952																					
FSP	226	40	90	8,447																					
FUS	1,126	100	1,126	105,678																					
PTO	90	5	4	375																					
UGR	900	45	405	38,010																					
UUS	540	50	270	25,340																					
TOTALS	5,060		3,621	339,839																					
EXTRA FEATURES			97333 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	0810	CONCRETE A	0 100	30	6	180.00	SF	6.50	6.50	100	1999	1999	3	79	924										
2	0810	CONCRETE A	0 100	30	30	900.00	SF	6.50	6.50	100	1999	1999	3	79	4,622										
4	0810	CONCRETE A	0 100	12	5	60.00	SF	6.50	6.50	100	1999	1999	3	79	308										
5	0351	CARPORT MT	0 100	25	40	1,000.00	SF	10.00	10.00	100	2000	2000	3	20	2,000										
TOTAL OB/XF 7,854																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000								
REVIEW DATE 11/01/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																									