

LOT 30
IN OR 776/859
PIRATES WOOD 3 UNR

WARREN JAMES P & ROZLYN C
97259 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509C-0030-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
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	1,629	100	1,629	130,897
FOP	33	30	10	804
FST	168	55	92	7,393

TOTALS	1,830		1,731	139,093
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	7	14	98.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,731	106.0000	95.66	165,587	1987	1987		0	0	0 16.00	84.00	
1 SINGLE FAM - 100% - 1997 Heated Area: 1629 HX Base Yr 1997													

97259 PIRATES POINT RD, YULEE	BLD DATE 04/30/2008	RK	LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		139,093	
TOTAL MARKET OB/XF VALUE		3,014	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		242,107	
SOH/AGL Deduction		139,063	
ASSESSED VALUE		103,044	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		48,044	
TOTAL JUST VALUE		242,107	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3691	NEW CONSTR	56,000	11/03/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0776/0859	11/07/1996	WD	Q	I		90,000	
GRANTOR: PIAGNO RICHARD T & LY							
GRANTEE: WARREN JAMES P & RO							
0533/0468	12/18/1987	WD	Q	I		68,000	
GRANTOR: TIDEWATER DEV CORP							
GRANTEE: PIAGNO RICHARD & L							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 FST=[YR=1993] W14 S12 E14 N12\$ S12 W14 S15 E14 FOP=[YR=1993] S3 E11 N3 W11\$ E11 S7 E33N34\$.											