LOT 31
PIRATES WOOD 3 UNR
IN OR 2450/1689

LORD TARA
97253 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509C-0031-0000

BUILDING CHARACTERISTICS

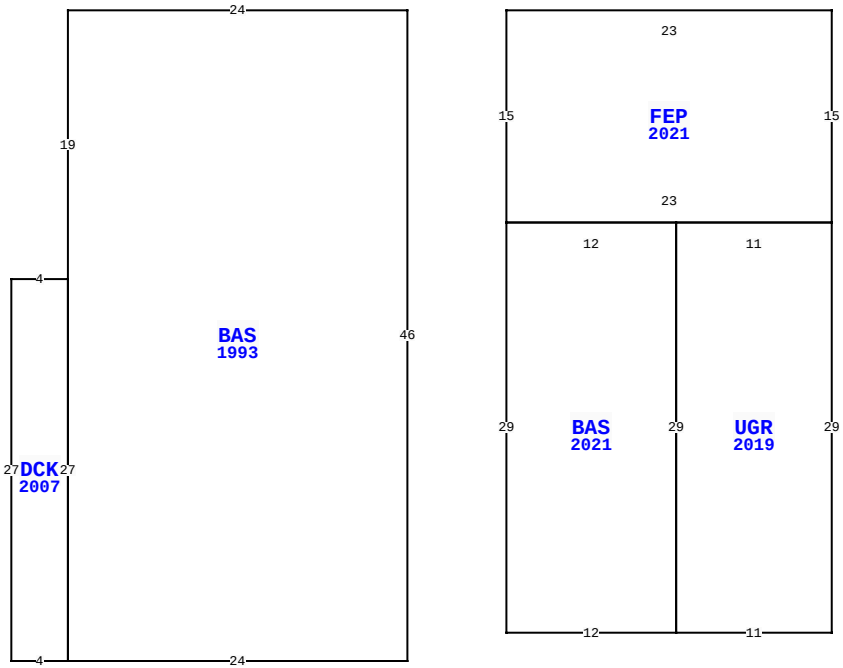
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,104	100	1,104	125,319
BAS	348	100	348	39,503
DCK	108	10	11	1,249
FEP	345	80	276	31,329
UGR	319	45	144	16,346
TOTALS	2,224		1,883	213,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	139.1845	125.61	236,524	1983	2002	0	0	0	9.63	90.37

1 SINGLE FAM – 100% - 2022 Heated Area: 1452 HX Base Yr 2022



97253 PIRATES POINT RD, YULEE

BLD DATE	02/07/2008	RK	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,277
TOTAL MARKET OB/XF VALUE		5,798
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		333,075
SOH/AGL Deduction		117,397
ASSESSED VALUE		215,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,678
TOTAL JUST VALUE		333,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2104112	CHNGE SRVC	2,200	04/15/2021
B1809420	GARAGE	30,114	09/17/2018
B1807747	REMODEL	7,000	07/31/2018
95-2163	CHNGE SRVC	150	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/1689	4/09/2021	WD	Q	I	01	330,100
GRANTOR: THOMPSON SHAWN D & LA						
GRANTEE: LORD TARA						
1940/0553	9/19/2014	WD	Q	I	01	82,500
GRANTOR: MILLER BENJAMIN W & C						
GRANTEE: THOMPSON SHAWN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S19 DCK=[YR=2007] W4 S27 E4 N27 $ S27 E24 N46 $ PTR=E30 FEP=[YR=2021] W23 S15 BAS=[YR=2021] S29 E12 UGR=[YR=2019] E11 N29 W11 S29$ N29 W12$ E23 N15$ W30$.

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	0820	WOOD WALK	0	100	0	0	294.00	SF	11.75	11.75	100	2006	2006	3	40	1,382	
2	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2007	2007	3	35	504	
3	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	2019	2019	3	99	1,544	
4	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2010	2010	3	92	287	
5	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	2010	2010	3	92	2,081	

LAND DESCRIPTION

TOTAL OB/XF 5,798

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 04/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

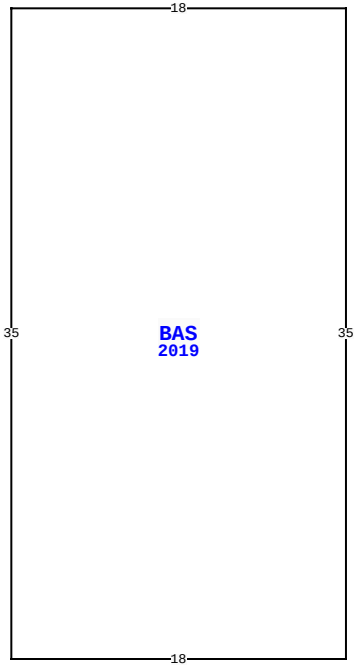
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	13,530
TOTALS	630		630	13,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	630	63.2500	22.14	13,948	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 630 HX Base Yr 2022



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GRANTOR: MILLER BENJAMIN W & C						
GRANTEE: THOMPSON SHAWN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S35 E18 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS