LOT 32
IN OR 755 PG 506
PIRATES WOODS #3 UNR

BOWMAN JOYCE F
97181 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

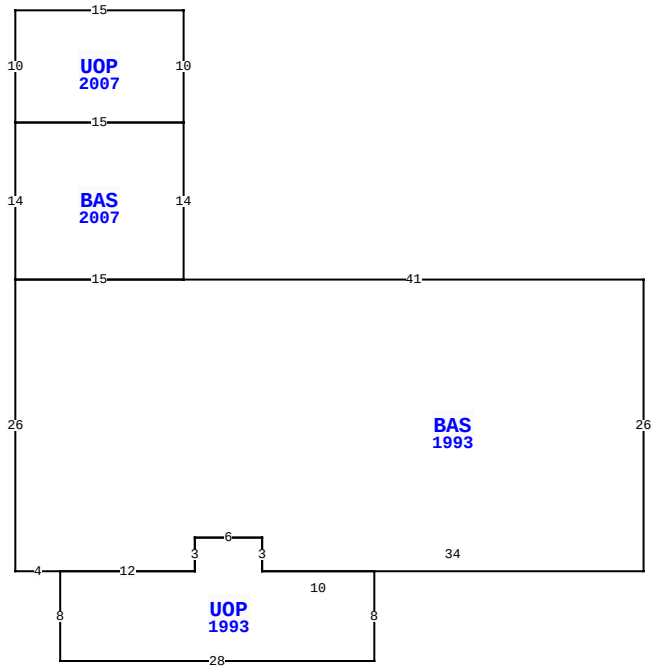
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,438	100	1,438	108,733
BAS	210	100	210	15,879
UOP	242	20	48	3,629
UOP	150	20	30	2,268
TOTALS	2,040		1,726	130,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	104.6000	94.40	162,934	1975	1975	0	0	0	19.90	80.10

1 SINGLE FAM – 100% - 1979 Heated Area: 1648 HX Base Yr 1979



97181 PIRATES POINT RD, YULEE

BLD DATE		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		130,510
TOTAL MARKET OB/XF VALUE		643
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		231,153
SOH/AGL Deduction		141,058
ASSESSED VALUE		90,095
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,095
TOTAL JUST VALUE		231,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0755/0506	3/27/1996	WD	U	I	01	100
GRANTOR: BOWMAN RUSSELL & JOYC						
GRANTEE: BOWMAN RUSSELL & JO						
0277/0690	10/01/1978	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2007] N14 UOP=[YR=2007] N10 W15 S10 E15$ W15 S14 E15$ W15 S26 E4 UOP=[YR=1993] S8 E28 N8 W10 N3 W6 S3 W12$ E12 N3 E6 S3 E34 N26$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1990	1990	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS