

LOT 36
IN OR 1367/689
PIRATES WOOD 3 UNR

SHREVE-RITTER CAROLYN
97109 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0036-0000



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	PAGE 1 of 1 4													
Exterior Wall	12	CEDAR 100	0100	01	3,589	121.5090	109.66	393,570	1982	1982	0	0	20.00	80.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2936												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	08	DECORATIVE 70																										
Interior Wall	05	DRYWALL 30																										
Interior Floor	14	CARPET 70																										
Interior Floor	15	HARDTILE 30																										
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	1,344	100	1,344	117,906																								
FDG	625	60	375	32,898																								
FOP	25	30	8	702																								
FOP	48	30	14	1,228																								
FOP	48	30	14	1,228																								
FOP	48	30	14	1,228																								
FOP	112	30	34	2,982																								
FOP	432	30	130	11,405																								
FUS	1,092	100	1,092	95,799																								
SFB	625	80	500	43,864																								
TOTALS	4,615		3,589	314,856																								
EXTRA FEATURES					97109 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	0812	CONCRETE C	0 100	0	0	2,468.00	SF	4.00	4.00	100	1980	1980	3	20	1,974													
2	1242	WD DECK A	0 100	0	0	224.00	SF	10.00	10.00	100	1982	1982	3	20	448													
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	3,780													
4	0820	WOOD WALK	0 100	0	0	87.00	SF	11.75	11.75	100	1985	1985	3	40	409													
5	1242	WD DECK A	0 100	16	14	224.00	SF	10.00	10.00	100	1985	1985	3	20	448													
6	1242	WD DECK A	0 100	15	17	255.00	SF	10.00	10.00	100	1985	1985	3	20	510													
7	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40													
TOTAL OB/XF 7,609																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2019 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																												