LOT 37
IN OR 2146/320
ESMT IN OR 409/26

GORDON JYRAMIE J
97095 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0037-0000

BUILDING CHARACTERISTICS

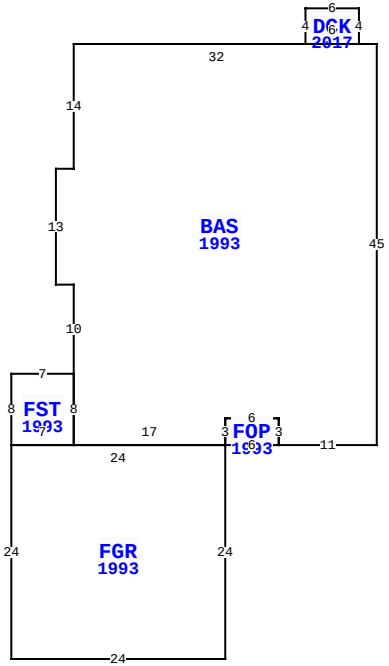
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,538	100	1,538	192,517
DCK	24	10	2	250
FGR	576	55	317	39,680
FOP	18	30	5	626
FST	56	55	31	3,881
TOTALS	2,212		1,893	236,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	111.7200	132.67	251,144	1984	2010	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2020 Heated Area: 1538 HX Base Yr 2020



97095 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,954
TOTAL MARKET OB/XF VALUE		5,077
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		342,031
SOH/AGL Deduction		144,402
ASSESSED VALUE		197,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,629
TOTAL JUST VALUE		342,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0320	9/15/2017	WD	Q	I	01	219,000
GRANTOR: LUCID GREENING LLC						
GRANTEE: GORDON JYRAMIE J						
2022/0274	1/06/2016	SW	U	I	12	86,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LUCID GREENING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2017] N4 W6 S4 E6$ W32 S14 W2 S13 E2 S10 FST=[YR=1993] W7 S8 FGR=[YR=1993] S24 E24 N24 W24$ E7 N8$ S8 E17 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E11 N45$.

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	0810	CONCRETE A	0	100	16	32	512.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,647	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 5,077

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 08/10/2017 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS