LOT 39
IN OR 663 PG 1949
PIRATES WOOD 3 UNR

WULLENWEBER KURT D & LERA L
97049 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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	06	Quality Level 06

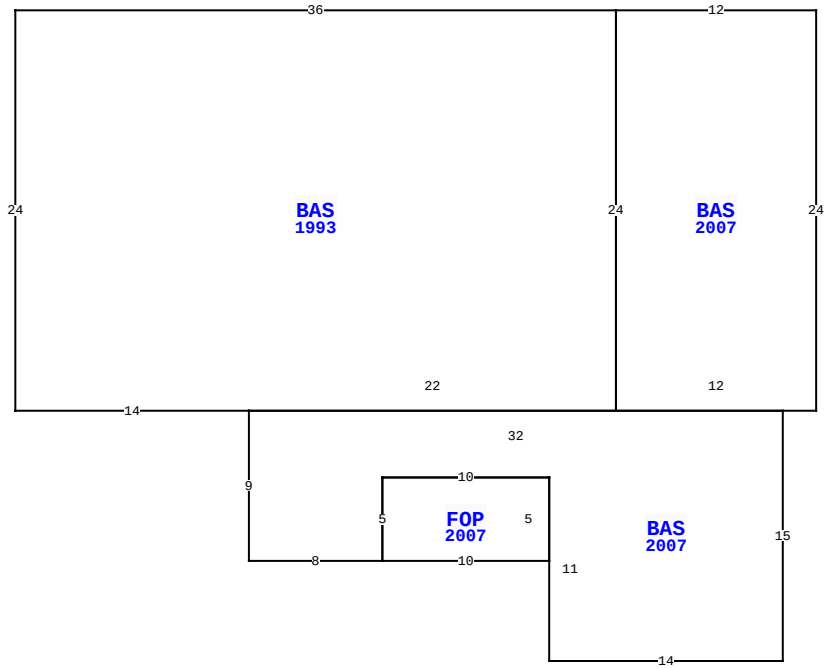
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	90,535
BAS	288	100	288	30,179
BAS	322	100	322	33,741
FOP	50	30	15	1,572
TOTALS	1,524		1,489	156,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	133.8393	120.79	179,856	1988	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1990 Heated Area: 1474 HX Base Yr 1990



97049 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		165,270
TOTAL MARKET OB/XF VALUE		7,366
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		272,636
SOH/AGL Deduction		170,834
ASSESSED VALUE		101,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,802
TOTAL JUST VALUE		272,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901039	GARAGE	34,416	02/01/2019
B1800191	REPAIR/RRF	7,000	01/01/2018
5109	NEW CONSTR	1,175	05/23/1989
2576	H/AC	1,470	05/31/1988
3064	NEW CONSTR	768	05/31/1988
4918	NEW CONSTR	31,696	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0663/1951	7/29/1992	QC	U	I	10	100
GRANTOR: MORRISON HARRINGTON						
GRANTEE: WULLENWEBER KURT &						
0663/1949	7/29/1992	WD	U	I	07	100
GRANTOR: MITCHELL LAURIE & R						
GRANTEE: WULLENWEBER KURT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W36 S24 E14 BAS=[YR=2007] S9 E8 FOP=[YR=2007] E10 N5 W10 S5$ N5 E10 S11 E14 N15 W32$ E22 N24$ S24 E12 N24$.

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	0812	CONCRETE C	0	100	0	0	1,860.00	SF	4.00	4.00	100	2019	2019	3	99	7,366	

LAND DESCRIPTION

TOTAL OB/XF 7,366

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 01/09/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

LOT 39
IN OR 663 PG 1949
PIRATES WOOD 3 UNR

WULLENWEBER KURT D & LERA L
97049 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509C-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	05	Quality Level 05

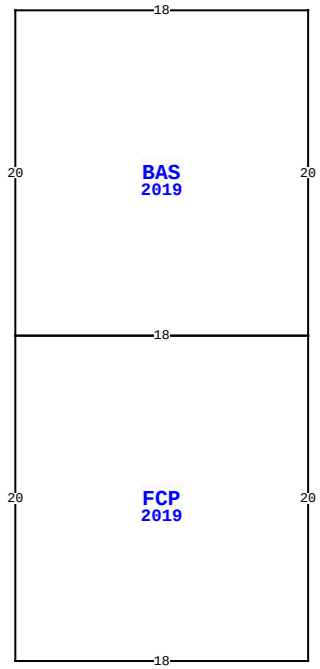
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	7,396
FCP	360	25	90	1,849
TOTALS	720		450	9,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	60.5000	21.18	9,531	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 1990 Heated Area: 360 HX Base Yr 1990



97049 PIRATES POINT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,270
TOTAL MARKET OB/XF VALUE		7,366
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		272,636
SOH/AGL Deduction		170,834
ASSESSED VALUE		101,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,802
TOTAL JUST VALUE		272,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0663/1951	7/29/1992	QC	U	I	10	100
GRANTOR: MORRISON HARRINGTON						
GRANTEE: WULLENWEBER KURT &						
0663/1949	7/29/1992	WD	U	I	07	100
GRANTOR: MITCHELL LAURIE & R						
GRANTEE: WULLENWEBER KURT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S20 FCP=[YR=2019] S20 E18 N20 W18$ E18 N20$.

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 01/09/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS