

LOT 44
IN OR 2074/189
PIRATES WOOD 3 UNR

KNOWLES JERRY A & SANDRA C
97513 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0044-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	2,128	100	2,128	293,536
FGR	529	55	291	40,141
FOP	242	30	73	10,070
FOP	486	30	146	20,139
STP	7	10	1	138
TOTALS	3,392		2,639	364,024

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	916.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,639	116.1600	137.94	364,024	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2128 HX Base Yr 2022											
97513 PIRATES WAY, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,024	
TOTAL MARKET OB/XF VALUE		7,350	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		471,374	
SOH/AGL Deduction		122,027	
ASSESSED VALUE		349,347	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		299,347	
TOTAL JUST VALUE		471,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009435	CO ISSUED	0	07/21/2021
B2009435	NEW CONSTR	307,117	10/08/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2074/0189	9/22/2016	WD	Q	V	01
GRANTOR: POTEAT SHIRLEY ARNOLD					SALE PRICE
GRANTEE: KNOWLES JERRY A & S					52,500
1680/1743	5/31/2010	WD	U	V	12
GRANTOR: WEILBACHER KARL & GAI					100
GRANTEE: POTEAT SHIRLEY ARNO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W6 FOP=[YR=2021] N12 W43 FGR=[YR=2021] N23 W23 S23 E23\$ S10 E15 S2 E28\$ W28 N2 W15 N10 W19 S38 E18 S4 FOP=[YR=2021] S6 E16 STP=[YR=2021] S1 E7 N1 W7\$ E22 N6 W15 N2 W7 S2 W16\$ E16 N2 E7 S2 E15 N7 E12 N23\$.											