LOT 55
IN OR 1242/1422
PIRATES WOOD #3 UNR

SANCEY NICHOLAS & JEANI J
97289 PIRATES WAY
YULEE, FL 32097-2498

2023

43-3N-28-509C-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

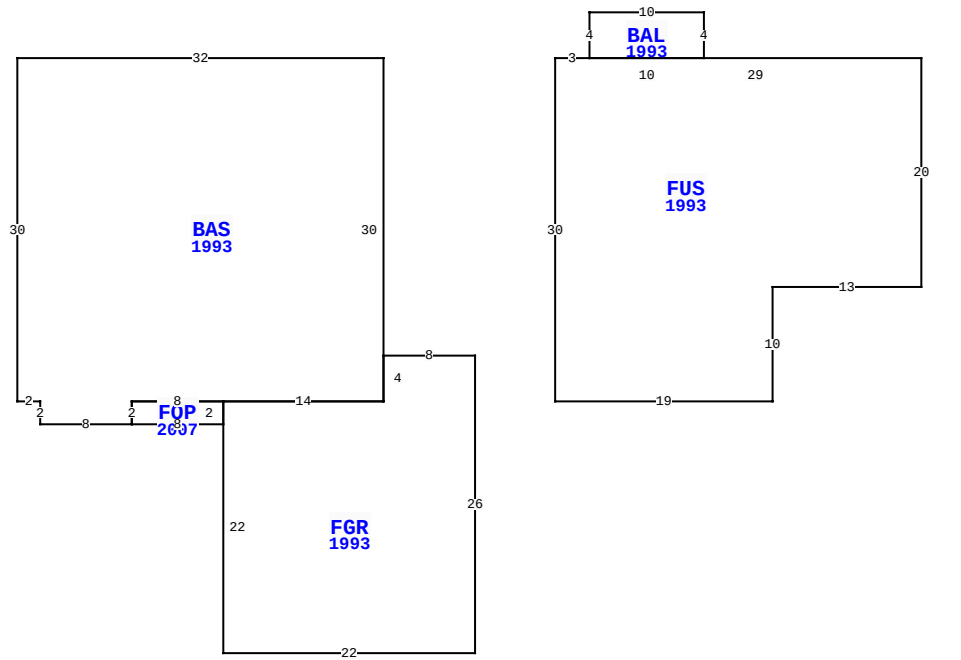
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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
BAL	40	15	6	604
BAS	976	100	976	98,162
FGR	516	55	284	28,564
FOP	16	30	5	503
FUS	830	100	830	83,478
TOTALS	2,378		2,101	211,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,101	101.4300	120.45	253,065	1989	1989	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2012 Heated Area: 1806 HX Base Yr 2012



97289 PIRATES WAY, 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		211,309
TOTAL MARKET OB/XF VALUE		4,231
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		315,540
SOH/AGL Deduction		177,320
ASSESSED VALUE		138,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,220
TOTAL JUST VALUE		315,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4726	NEW CONSTR	67,793	03/14/1988
4871	NEW CONSTR	2,400	03/14/1988
2488	H/AC	3,850	03/14/1988
2947	NEW CONSTR	4,150	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1422	7/01/2004	WD	Q	I		176,000
GRANTOR: FRAZIER DAVID W & SAN						
GRANTEE: SANCEY NICHOLAS & J						
0796/1548	6/17/1997	WD	Q	I		107,000
GRANTOR: HINSON JAMES W JR & E						
GRANTEE: FRAZIER DAVID W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S30 E2 S2 E8 FOP=[YR=2007] E8 N2 W8 S2$ N2 E8 FGR=[YR=1993] S22 E22 N26 W8 S4 W14 $ E14 N30 $ PTR= E15 FUS=[YR=1993] E3 BAL=[YR=1993] N4 E10 S4 W10 $ E29 S20 W13 S10 W19 N30 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,871	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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 01/18/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS