LOT 56
IN OR 1443/93
PIRATES WOOD 3 UNR

POCHER NOEMI R
97257 PIRATES WAY
YULEE, FL 32097

**2023**

**43-3N-28-509C-0056-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

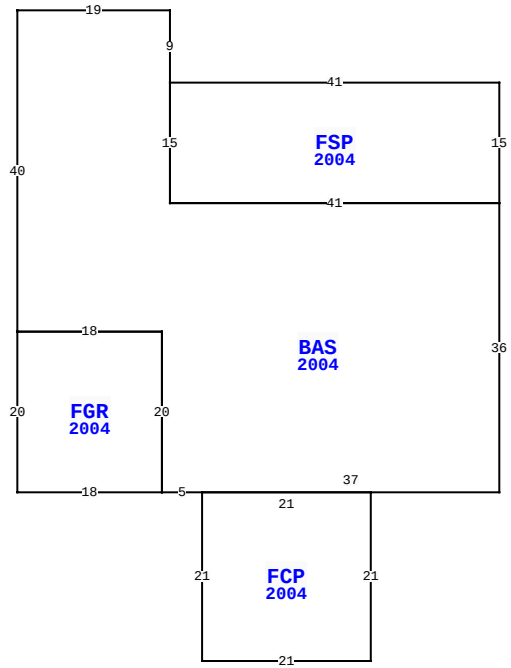
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 |
|---|---|---|---|---|
| BAS | 2,256 | 100 | 2,256 | 232,128 |
| FCP | 441 | 25 | 110 | 11,319 |
| FGR | 360 | 55 | 198 | 20,373 |
| FSP | 615 | 40 | 246 | 25,312 |
| TOTALS | 3,672 | | 2,810 | 289,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,810 | 95.2128 | 113.07 | 317,727 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2256 HX Base Yr




97257 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 | 289,132 |
| TOTAL MARKET OB/XF VALUE | 21,262 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 410,394 |
| SOH/AGL Deduction | 169,824 |
| ASSESSED VALUE | 240,570 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 240,570 |
| TOTAL JUST VALUE | 410,394 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 289,274 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0310726 | NEW CONSTR | 164,889 | 02/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1443/0093 | 9/08/2006 | WD | Q | I | | 303,000 |
| GRANTOR: DUSTER LOWELL C & FRA | | | | | | |
| GRANTEE: POCHER NOEMI R | | | | | | |
| 1081/0947 | 9/18/2002 | WD | Q | V | | 25,000 |
| GRANTOR: CARROLL PATRICK | | | | | | |
| GRANTEE: DUSTER LOWELL & FRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2004] W41 BAS=[YR=2004] N9 W19 S40 FGR=[YR=2004] S20 E18 N20 W18$ E18 S20 E5 FCP=[YR=2004] S21 E21 N21 W21 $ E37 N36 W41 N15$ S15 E41 N15 $ .

## 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 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 154 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,717.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 86 | 16,226 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 24 | 695 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 15 | 180.00 | SF | 20.10 | 20.10 | 100 | 2008 | 2008 | 3 | 40 | 1,447 | |
| 5 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2015 | 2015 | 3 | 90 | 810 | |
| 6 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 67.00 | LF | 32.00 | 32.00 | 100 | 2015 | 2015 | 3 | 90 | 1,930 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,262

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