

LOT 58  
IN OR 2398/1572  
PIRATES WOOD 3 UNR

BENNETT NANCY L  
97217 PIRATES WAY  
YULEE, FL 32097

2023

43-3N-28-509C-0058-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                            |                      |        |          |        |         |                | MARKET ADJUSTMENTS       |         |             |        |         |                 |                   |            |                             |      | NASSAU COUNTY PROPERTY |                 |     |              |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|----------------------|--------|----------|--------|---------|----------------|--------------------------|---------|-------------|--------|---------|-----------------|-------------------|------------|-----------------------------|------|------------------------|-----------------|-----|--------------|--------|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                 |                  |                |                            |                      |        |          |        |         |                | VALUATION SUMMARY        |         |             |        |         |                 |                   |            |                             |      | PAGE 1 of 1            |                 |     |              |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 19               | COMMON BRK 100 | 0100                       | 01                   | 1,704  | 129.9000 | 117.23 | 199,760 | 1978           | 1983                     | 0       | 0           | 30     | 29.50   | 40.50           | VALUATION BY      |            |                             |      |                        | STANDARD        |     |              |        |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2021 |                      |        |          |        |         |                |                          |         |             |        |         |                 | Heated Area: 1497 |            |                             |      |                        | HX Base Yr 2021 |     |              |        |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 12               | MODULAR MT 100 |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | Tax Group: 4                |      |                        |                 |     | Tax Dist:    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 80     |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | BUILDING MARKET VALUE       |      |                        |                 |     | 80,903       |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 04               | PLYWOOD 20     |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | TOTAL MARKET OB/XF VALUE    |      |                        |                 |     | 22,374       |        |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 70      |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | TOTAL LAND VALUE - MARKET   |      |                        |                 |     | 100,000      |        |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 30   |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | TOTAL MARKET VALUE          |      |                        |                 |     | 203,277      |        |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | SOH/AGL Deduction           |      |                        |                 |     | 86,855       |        |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | ASSESSED VALUE              |      |                        |                 |     | 116,422      |        |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 3                | 100            |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | TOTAL EXEMPTION VALUE       |      |                        |                 |     | HX HB 50,000 |        |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 2                | 100            |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | BASE TAXABLE VALUE          |      |                        |                 |     | 66,422       |        |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            | TOTAL JUST VALUE            |      |                        |                 |     | 203,277      |        |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100         | NCON VALUE                 |                      |        |          |        | 0       |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100            | INCOME VALUE               |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 04               | DIST 01 100    | PREVIOUS YEAR MKT VALUE    |                      |        |          |        | 138,366 |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| 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                                                                                                                                          | 1,497            | 100            | 1,497                      | 71,075               |        |          |        |         |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| FGR                                                                                                                                          | 377              | 55             | 207                        | 9,828                |        |          |        |         |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 1,874                      | 1,704                | 80,903 |          |        |         |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                            |                      |        |          |        |         |                | 97217 PIRATES WAY, YULEE |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| 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             |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| 1                                                                                                                                            | 0500             | FP-PRE FAB     | 0                          | 100                  | 0      | 0        |        | 1.00    | UT 3,500.00    | 3,500.00                 | 100     | 1980        | 1980   | 3       | 49              | 1,715             |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| 2                                                                                                                                            | 0810             | CONCRETE A     | 0                          | 100                  | 0      | 0        |        | 456.00  | SF 6.50        | 6.50                     | 100     | 1980        | 1980   | 3       | 35              | 1,037             |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| 6                                                                                                                                            | 0511             | GARAGE CB-     | 0                          | 100                  | 24     | 28       |        | 672.00  | SF 40.00       | 40.00                    | 100     | 1996        | 1996   | 3       | 73              | 19,622            |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                            |                      |        |          |        |         |                | TOTAL OB/XF              |         |             |        |         |                 |                   |            |                             |      | 22,374                 |                 |     |              |        |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP                  | R D    | LOC ZONE | FRONT  | DEPTH   | TOT LND UTS    | UNIT TYPE                | D T     | DPHT 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 08/09/2017 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS |                  |                |                            |                      |        |          |        |         |                |                          |         |             |        |         |                 |                   |            |                             |      |                        |                 |     |              |        |  |  |  |  |  |