LOT 64
IN OR 418 PG 713
PIRATES WOOD 3 UNR

MILES JEAN R
97089 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509C-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

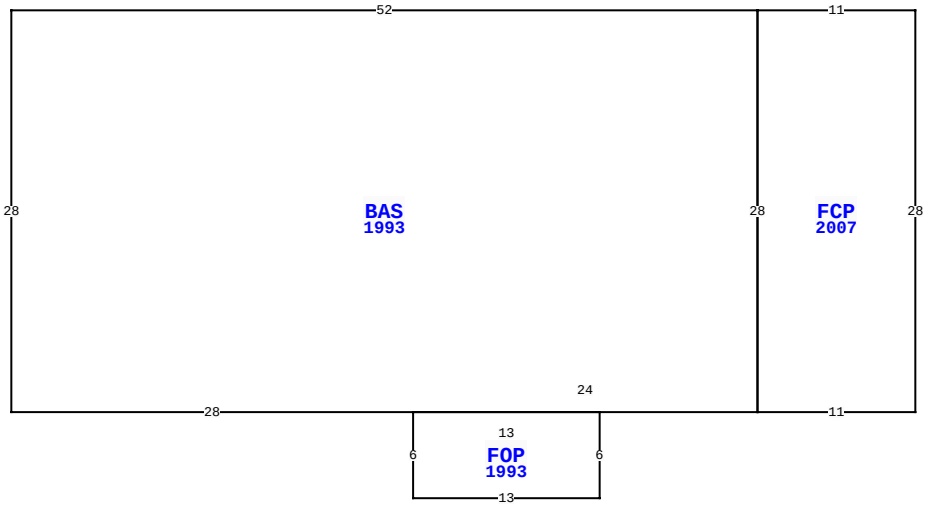
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	139,652
FCP	308	25	77	7,385
FOP	78	30	23	2,206
TOTALS	1,842		1,556	149,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	132.4317	119.52	185,973	1972	1972	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 1985 Heated Area: 1456 HX Base Yr 1985



97089 PIRATES WAY, 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		149,243
TOTAL MARKET OB/XF VALUE		9,654
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		258,897
SOH/AGL Deduction		154,109
ASSESSED VALUE		104,788
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		49,788
TOTAL JUST VALUE		258,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0418/0713	4/01/1984	WD	Q	I		46,900
GRANTOR:						
GRANTEE:						
0321/0680	9/01/1980	WD	Q	I		46,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W11 BAS=[YR=1993] W52 S28 E28 FOP=[YR=1993] S6 E13 N6 W13$ E24 N28$ S28 E11 N28$.

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
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
3	0845	KOOL DECK	0	100	180	4	720.00	SF	7.25	7.25	100	1980	1980	3	35	1,827	
4	0810	CONCRETE A	0	100	22	2	44.00	SF	6.50	6.50	100	1990	1990	3	62	177	

LAND DESCRIPTION

TOTAL OB/XF 9,654

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 10/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS