LOT 3
IN OR 2605/35
PIRATES WOOD 4 UNR

PETTY STEPHEN J & LISA R
60 WOODRUFF STREET
MCDONOUGH, GA 30253

2023

43-3N-28-509D-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

97620 PIRATES POINT RD, 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	0
TOTAL MARKET OB/XF VALUE	17,316
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	187,316
SOH/AGL Deduction	0
ASSESSED VALUE	187,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,316
TOTAL JUST VALUE	187,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0035	11/23/2022	WD	Q	V	01	215,000
GRANTOR: ALMAND SUE C & GERALD						
GRANTEE: PETTY STEPHEN J & L						
2472/1269	6/21/2021	WD	Q	V	01	182,000
GRANTOR: FAULS ANGELA R & ROBE						
GRANTEE: ALMAND SUE C & GERA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0920	CWALL-WD/M	0	0	0	0	111.00	LF	390.00	390.00	100	2008	2008	3	40	17,316	

LAND DESCRIPTION

TOTAL OB/XF 17,316

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	000131	C	SFR CANAL	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 05/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS