LOT 4
PIRATES WOOD #4 UNR
IN OR 2644/1934

ROMAN RAFAEL
97612 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0004-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

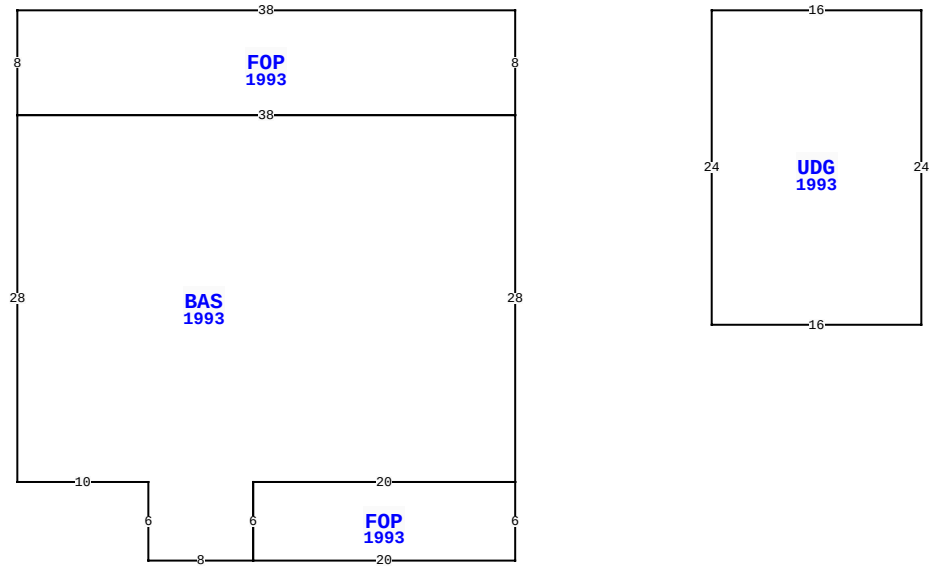
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	111,896
FOP	120	30	36	3,623
FOP	304	30	91	9,157
UDG	384	55	211	21,232
TOTALS	1,920		1,450	145,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	135.1480	121.97	176,856	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1112 HX Base Yr



97612 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	145,906
TOTAL MARKET OB/XF VALUE	22,552
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	338,458
SOH/AGL Deduction	112,059
ASSESSED VALUE	226,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,399
TOTAL JUST VALUE	338,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4754	GARAGE	6,528	03/21/1988
4353	NEW CONSTR	49,550	09/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/1934	5/31/2023	WD	Q	I	01	455,000
GRANTOR: BARRY MARIA ELAINE						
GRANTEE: ROMAN RAFAEL						
2644/1930	4/19/2017	FJ	U	I	11	0
GRANTOR: BROOKER VIVIAN LOIS E						
GRANTEE: BARRY MARIA ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W38 S8 BAS=[YR=1993] S28 E10 S6 E8
FOP=[YR=1993] E20 N6 W20 S6 $ N6 E20 N28 W38 $ E38 N8 $ PTR=
E15 UDG=[YR=1993] E16 S24 W16 N24 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	516.00	SF	5.20	5.20	100	1988	1988	3	57	1,529	
3	0820	WOOD WALK	0	0	3	50	150.00	SF	11.75	11.75	100	1991	1991	3	40	705	
4	0803	ASPHALT C	0	0	0	0	1,312.00	SF	1.40	1.40	100	1995	1995	3	50	918	
5	0920	CWALL-WD/M	0	0	0	0	110.00	LF	390.00	390.00	100	2008	2008	3	40	17,160	

LAND DESCRIPTION

TOTAL OB/XF 22,552

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 01/14/2020 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS