

LOT 5
IN OR 2329/1543
PIRATES WOOD 4 UNR

REAVES LEWIS C & MARA C
97600 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0005-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

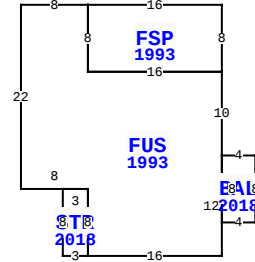
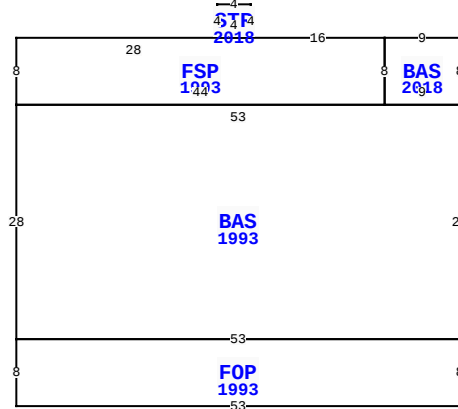
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	5	657
BAS	1,484	100	1,484	195,047
BAS	72	100	72	9,463
FOP	424	30	127	16,692
FSP	128	40	51	6,703
FSP	352	40	141	18,532
FUS	528	100	528	69,397
STR	16	10	2	263
STR	24	10	2	263
TOTALS	3,060		2,412	317,017

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984
2	0300	BOAT DCK W	0	100	0	0	150.00	SF	40.00	40.00	100	1997	1997
3	0920	CWALL-WD/M	0	100	0	0	143.00	LF	390.00	390.00	100	2008	2008
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2005	2005
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2014	2014

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	119.6580	142.09	342,721	1984	2007	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2021					Heated Area: 2084				HX Base Yr 2021			



NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 2	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												368,921	
TOTAL MARKET OB/XF VALUE												31,628	
TOTAL LAND VALUE - MARKET												170,000	
TOTAL MARKET VALUE												570,549	
SOH/AGL Deduction												165,883	
ASSESSED VALUE												404,666	
TOTAL EXEMPTION VALUE												55,000	
BASE TAXABLE VALUE												349,666	
TOTAL JUST VALUE												570,549	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												462,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109258	REPAIR/RRF	25,000	08/01/2021
974137	NEW CONSTR	0	10/01/1997
B9704117	ADDITION	1,660	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/1543	1/03/2020	WD	Q	I	01	465,000	
GRANTOR: ZUCKER DANIEL L & SHE							
GRANTEE: REAVES LEWIS C & MA							
1910/0025	3/28/2014	WD	Q	I	01	306,000	
GRANTOR: LAWRENCE GEORGE CHRIS							
GRANTEE: ZUCKER DANIEL L & S							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2018] W9 FSP=[YR=1993] W16 STR=[YR=2018] N4 W4 S4 E4\$ W28 S8 BAS=[YR=1993] S28 FOP=[YR=1993] S8 E53 N8 W53\$ E53 N28 W53\$ E44 N8\$ S8 E9 N8\$ PTR=E27 FUS=[YR=1993] E8 FSP=[YR=1993] E16 S8 W16 N8\$ S8 E16 S10 BAL=[YR=2018] E4 S8 W4 N8\$ S12 W16 STR=[YR=2018] W3 N8 E3 S8\$ N8 W8 N22\$ W27\$.													

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