LOT 6
IN OR 2173/295
PIRATES WOOD 4 UNR

VILLANUEVA JOSE R
97584 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

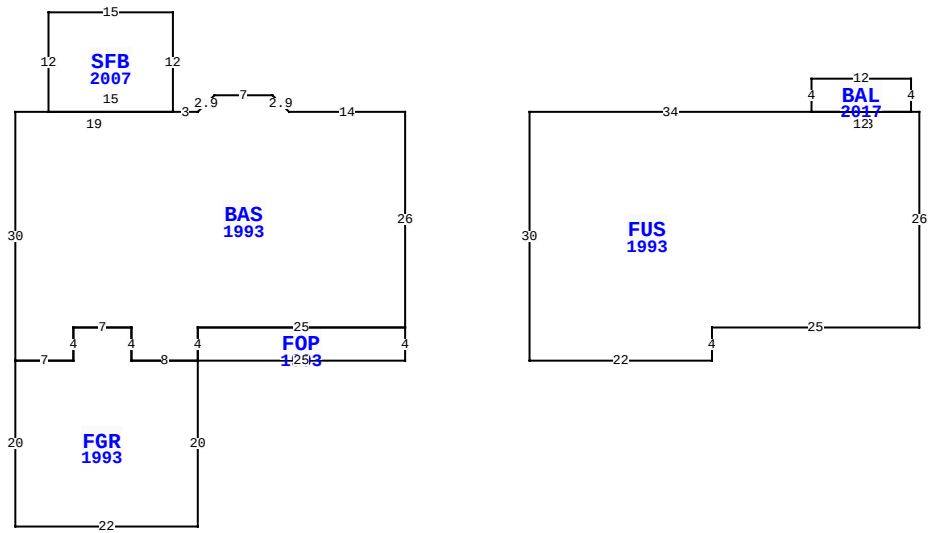
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAL	48	15	7	724
BAS	1,300	100	1,300	134,483
FGR	468	55	257	26,586
FOP	100	30	30	3,104
FUS	1,310	100	1,310	135,517
SFB	180	80	144	14,896
TOTALS	3,406		3,048	315,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,048	104.3280	123.89	377,617	1985	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2019 Heated Area: 2754 HX Base Yr 2019



97584 PIRATES POINT RD, 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	315,310
TOTAL MARKET OB/XF VALUE	15,222
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	500,532
SOH/AGL Deduction	205,562
ASSESSED VALUE	294,970
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	244,970
TOTAL JUST VALUE	500,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000727	ADDITION	39,888	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2173/0295	1/16/2018	WD	Q	I	01	370,000
GRANTOR: FLING ROGER W & NOREE						
GRANTEE: VILLANUEVA JOSE R						
0994/1690	6/29/2001	WD	Q	I		220,000
GRANTOR: LITTLEFIELD HIROKO						
GRANTEE: FLING ROGER W & NOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 U2 L2 W7 D2 L2 W3 SFB=[YR=2007] N12 W15 S12 E15$ W19 S30 FGR=[YR=1993] S20 E22 N20 W8 N4 W7 S4 W7$ E7 N4 E7 S4 E8 FOP=[YR=1993] E25 N4 W25 S4$ N4 E25 N26$ PTR=E15 FUS=[YR=1993] E34 BAL=[YR=2017] N4 E12 S4 W12$ E13 S26 W25 S4 W22 N30$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
2	0300	BOAT DCK W	0	100	0	0	528.00	SF	40.00	40.00	100	2000	2000	3	29	6,125	
3	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	1990	1990	3	62	1,754	
4	0310	AL GANG WY	0	100	0	0	22.00	LF	115.00	115.00	100	2018	2018	3	86	2,176	
5	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2018	2018	3	90	2,995	
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2018	2018	3	90	972	

LAND DESCRIPTION

TOTAL OB/XF 15,222

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	100		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 11/06/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS