

LOT 7 (EX S-1)  
IN OR 542 PG 638  
PIRATES WOOD #4 UNR

SUMNER BRENDA LYNNE/NELSON ROBERT B  
85264 ROSE MARIE ROAD  
YULEE, FL 32097

2023

43-3N-28-509D-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 50     |
| Exterior Wall            | 17 | CB STUCCO 50   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 100   |
| 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  | 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 |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 957              | 100         | 957          | 77,160               |
| BAS       | 1,750            | 100         | 1,750        | 141,098              |
| FGR       | 674              | 55          | 371          | 29,912               |
| UOP       | 270              | 20          | 54           | 4,354                |
| UOP       | 276              | 20          | 55           | 4,435                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,927 |  | 3,187 | 256,959 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0803       | ASPHALT C   | 0   | 100 | 0 | 0 | 3,058.00 | SF | 2.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000131   | C   | SFR CANAL            | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 08/14/2017 | BY | KW |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                 | 01  | 3,187     | 111.3200    | 100.47         | 320,198        | 1979 | 1979 | 0    | 0    | 0 | 19.75 | 80.25  |  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 2707 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                      |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                               |          |           |            |     |
|-------------------------------|----------|-----------|------------|-----|
| 97578 PIRATES POINT RD, YULEE | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                               | XF DATE  | LAND DATE |            |     |
|                               | INC DATE | AG DATE   |            |     |

| L N | 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   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 49     | 1,715           |       |
| 2   | 0803       | ASPHALT C   | 0   | 100 | 0 | 0 | 3,058.00 | SF | 2.00     | 2.00           | 100       | 1980    | 1980        | 3 | 50     | 3,058           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,773       |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 170,000 | Market: 0 | Agricultural: 0 | Common: 170,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 256,959   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,773     |             |
| TOTAL LAND VALUE - MARKET |  | 170,000   |             |
| TOTAL MARKET VALUE        |  | 431,732   |             |
| SOH/AGL Deduction         |  | 263,165   |             |
| ASSESSED VALUE            |  | 168,567   |             |
| TOTAL EXEMPTION VALUE     |  | 168,567   |             |
| BASE TAXABLE VALUE        |  | 0         |             |
| TOTAL JUST VALUE          |  | 431,732   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 376,922   |             |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 8477       | REPAIR/RRF  | 4,680 | 11/02/1992 |

| SALES DATA                    |           |           |       |       |        |            |  |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 2623/0573                     | 2/28/2023 | FJ        | U     | I     | 11     | 0          |  |
| GRANTOR: NELSON CORRINE C EST |           |           |       |       |        |            |  |
| GRANTEE: SUMNER BRENDA LYNNE  |           |           |       |       |        |            |  |
| 0542/0638                     | 5/05/1988 | QC        | U     | I     |        | 100        |  |
| GRANTOR: NELSON ALBERT F      |           |           |       |       |        |            |  |
| GRANTEE: NELSON CORRINE C     |           |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W45 S6 BAS=[YR=1993] S15 W2 S6 FGR=[YR=1993] S13 E2 S14 E24 N27 W26\$ E47 N21 W45\$ E45 N6\$ PTR= E15 UOP=[YR=1993] E46S6 BAS=[YR=1993] S22 W20 S27 W10 N1 W6 S1 W10 N14 W2 N21 E2 N14 E46\$ W46 N6\$ W15 \$. |  |  |  |  |  |  |  |  |  |