

PT OF LOT 7 & ALL OF LOT 8
IN OR 1764/723 & OR 1850/513
PIRATES WOOD #4 UNR

GRAY ORVILLE J JR & DIANA
97572 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	02	MIN PLYWD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	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	1,976	100	1,976	249,980
FGR	918	55	505	63,887
FOP	48	30	14	1,771
FOP	224	30	67	8,477
FUS	942	100	942	119,171
STR	48	10	5	633

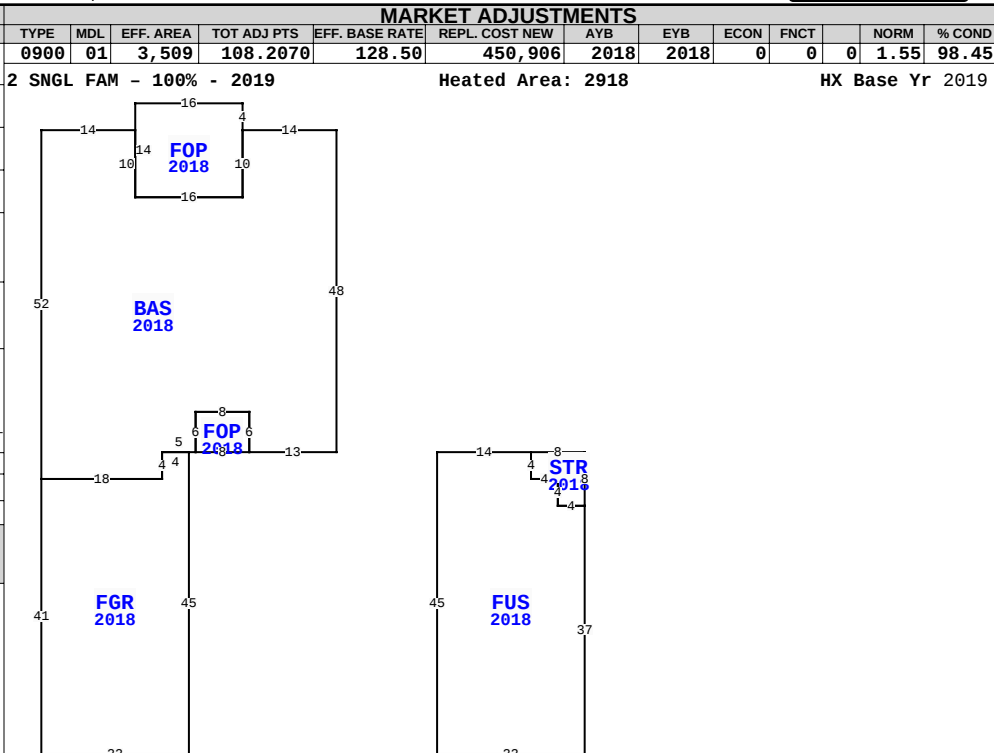
TOTALS 4,156 3,509 443,917

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	Q	% COND	OB/XF MKT VALUE	NOTES
5	0300	BOAT DCK W	0	100	0	0		872.00	SF 40.00	100	2016	2016	3	84	29,299	
6	0317	DCK PLNG W	0	100	0	0		2.00	UT 1,000.00	100	2016	2016	3	78	1,560	
7	0317	DCK PLNG W	0	100	0	0		6.00	UT 1,500.00	100	2016	2016	3	78	7,020	
8	0310	AL GANG WY	0	100	0	0		20.00	LF 115.00	100	2018	2018	3	86	1,978	
9	0303	FLT DOCK W	0	100	20	10		200.00	SF 26.00	100	2018	2018	3	90	4,680	
10	0323	BOAT LFT H	0	100	0	0		1.00	UT 2,500.00	100	2018	2018	3	86	2,150	
11	0812	CONCRETE C	0	100	0	0		3,454.00	SF 4.00	100	2018	2018	3	98	13,540	
12	0811	CONCRETE B	0	100	0	0		790.00	SF 5.20	100	2018	2018	3	98	4,026	
13	0462	ST/AL FNC	0	100	132	0		528.00	SF 10.00	100	2018	2018	3	90	4,752	
14	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2018	2018	3	99	3,465	

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	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							



97572 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF 72,470															
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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							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		453,481
TOTAL MARKET OB/XF VALUE		72,470
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		695,951
SOH/AGL Deduction		303,893
ASSESSED VALUE		392,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		342,058
TOTAL JUST VALUE		695,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702145	CO ISSUED	0	03/12/2018
B1702145	NEW CONSTR	358,423	03/16/2017
B1632650	DEMOLITION	0	07/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1850/0513	3/27/2013	QC	U	V	11
GRANTOR: NELSON CORRINE C					
GRANTEE: GRAY ORVILLE J JR &					
1764/0723	11/04/2011	TD	U	I	30
GRANTOR: SANDERSON LAURIE JUAN					
GRANTEE: GRAY ORVILLE J JR &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N4 W16 S14 E16 N10\$ S10 W16 N10 W14 S52 FGR=[YR=2018] S41 E22 N45 W4 S4 W18\$ E18 N4 E5 FOP=[YR=2018] E8 N6 W8 S6\$ N6 E8 S6 E13 N48\$ PTR= E15 S48 FUS=[YR=2018] E14 STR=[YR=2018] E8 S8 W4 N4 W4 N4\$ S4 E4 S4 E4 S37 W22 N45\$ N48 W15\$.

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