LOT 10
IN OR 2240/495
PIRATES WOOD # 4 UNR

MORRIS KELLY F
97552 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

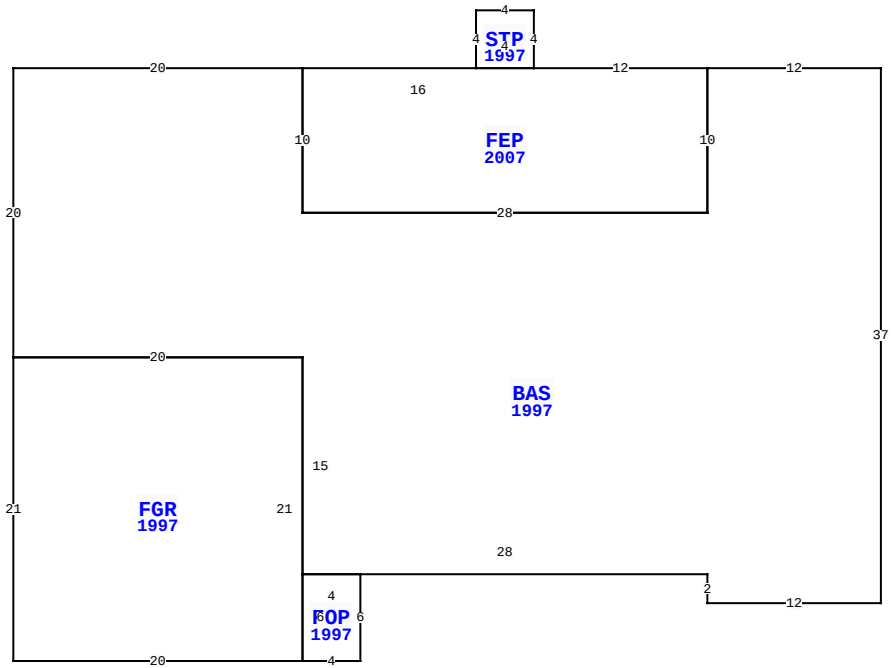
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,544	100	1,544	156,093
FEP	280	80	224	22,646
FGR	420	55	231	23,354
FOP	24	30	7	707
STP	16	10	2	202
TOTALS	2,284		2,008	203,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,008	97.0200	115.21	231,342	1997	1997	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2019 Heated Area: 1544 HX Base Yr 2019



97552 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		203,003
TOTAL MARKET OB/XF VALUE		5,359
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		378,362
SOH/AGL Deduction		128,497
ASSESSED VALUE		249,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,865
TOTAL JUST VALUE		378,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97 3722	NEW CONSTR	71,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0495	11/29/2018	QC	U	I	11	100
GRANTOR: DAVID K FRASER REVOCA						
GRANTEE: MORRIS KELLY F						
2240/0470	11/29/2018	QC	U	I	11	100
GRANTOR: FRASER DAVID G & JOAN						
GRANTEE: DAVID K FRASER REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FEP=[YR=2007] W12 STP=[YR=1997] N4 W4 S4 E4$ W16 S10 E28 N10$ S10 W28 N10 W20 S20 FGR=[YR=1997] S21 E20 FOP=[YR=1997] E4 N6 W4 S6$ N21 W20$ E20 S15 E28 S2 E12 N37$.

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	0811	CONCRETE B	0	100	0	0	1,362.00	SF	5.20	5.20	100	1997	1997	3	75	5,312	
2	0300	BOAT DCK W	0	100	0	0	450.00	SF	0.40	0.40	100	1997	1997	3	26	47	

LAND DESCRIPTION

TOTAL OB/XF 5,359

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