LOT 12
IN OR 1887/879
PIRATES WOOD # 4 UNR

DOBBINS JOHN
97524 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

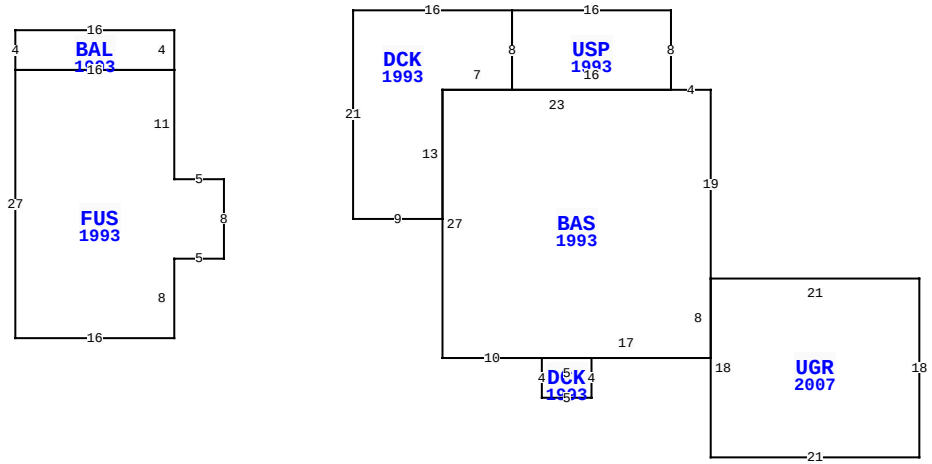
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06
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	64	15	10	976
BAS	729	100	729	71,125
DCK	20	10	2	195
DCK	245	10	24	2,342
FUS	472	100	472	46,051
UGR	378	45	170	16,586
USP	128	30	38	3,707
TOTALS	2,036		1,445	140,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,445	141.1280	127.37	184,050	1976	1980	0	0	5	18.40	76.60

1 SINGLE FAM – 100% - 2023 Heated Area: 1201 HX Base Yr 2023



97524 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		140,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		310,982
SOH/AGL Deduction		0
ASSESSED VALUE		310,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,982
TOTAL JUST VALUE		310,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1887/0879	10/28/2013	WD	Q	I	02	89,100
GRANTOR: KEES EDWARD R & SALLY						
GRANTEE: DOBBINS JOHN						
0942/0019	7/24/2000	WD	Q	I		110,000
GRANTOR: ROBERTS CHARLES E						
GRANTEE: KEES EDWARD R & SAL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W21 BAS=[YR=1993] N19 W4 USP=[YR=1993] N8 W16
DCK=[YR=1993] W16 S21 E9 N13 E7 N8$ S8 E16$ W23 S27 E10
DCK=[YR=1993] S4 E5 N4 W5$ E17 N8$ S18 E21 N18$ PTR=W75 N25
BAL=[YR=1993] W16 S4 FUS=[YR=1993] S27 E16 N8 E5 N8 W5 N11
W16$ E16 N4$ S25 E75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/15/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS