

LOT 15  
IN OR 2360/1756  
PIRATES WOOD 4 UNR

JOLLY STEVEN B & DEBRA L L/E/  
97472 PIRATES POINT ROAD  
YULEE, FL 32097

2023

43-3N-28-509D-0015-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                               |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                          | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4          |                   |            |                             |      |         |      |     |    |        |  |
| Exterior Wall                                                                                                                                | 20               | FACE BRICK 100 | 0900                          | 01                   | 2,865              | 100.4625    | 119.30         | 341,794        | 2003        | 2003           | 0         | 0        | 0           | 14.25   | 85.75                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2005      |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2207 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2005   |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 50    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                                                | 14               | CARPET 50      |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                                                     |                  | 3 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                                                    |                  | 3 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                                                      | 1.5              | 1.5 100        |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                                                        |                  | 0 100          |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                                                      |                  |                | 02                            | Quality Level 02     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                                                                                                                                          | 1,869            | 100            | 1,869                         | 191,198              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                                                          | 824              | 55             | 453                           | 46,342               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                          | 155              | 30             | 46                            | 4,706                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                          | 156              | 30             | 47                            | 4,808                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                                                          | 372              | 30             | 112                           | 11,458               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FUS                                                                                                                                          | 338              | 100            | 338                           | 34,577               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                                                       |                  |                | 3,714                         |                      | 2,865              | 293,088     |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                                               |                  |                | 97472 PIRATES POINT RD, YULEE |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BLD DATE                                                                                                                                     |                  |                | 03/03/2023 NW                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| XF DATE                                                                                                                                      |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| INC DATE                                                                                                                                     |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| LGL DATE                                                                                                                                     |                  |                | 06/16/2023 MLU                |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| LAND 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       | 2003     | 2003        | 3       | 88                     | 3,080             |            |                             |      |         |      |     |    |        |  |
| 2                                                                                                                                            | 0811             | CONCRETE B     | 0                             | 100                  | 0                  | 0           | 672.00         | SF             | 5.20        | 5.20           | 100       | 2003     | 2003        | 3       | 84                     | 2,935             |            |                             |      |         |      |     |    |        |  |
| 3                                                                                                                                            | 0300             | BOAT DCK W     | 0                             | 100                  | 0                  | 0           | 740.00         | SF             | 40.00       | 40.00          | 100       | 2003     | 2003        | 3       | 36                     | 10,656            |            |                             |      |         |      |     |    |        |  |
| 4                                                                                                                                            | 0311             | WD GANG WY     | 0                             | 100                  | 0                  | 0           | 20.00          | SF             | 45.00       | 45.00          | 100       | 2003     | 2003        | 3       | 22                     | 198               |            |                             |      |         |      |     |    |        |  |
| 5                                                                                                                                            | 0303             | FLT DOCK W     | 0                             | 100                  | 10                 | 8           | 80.00          | SF             | 26.00       | 26.00          | 100       | 2003     | 2003        | 3       | 36                     | 749               |            |                             |      |         |      |     |    |        |  |
| 6                                                                                                                                            | 0322             | BOAT LFT L     | 0                             | 100                  | 0                  | 0           | 1.00           | UT             | 1,500.00    | 1,500.00       | 100       | 2003     | 2003        | 3       | 22                     | 330               |            |                             |      |         |      |     |    |        |  |
| TOTAL OB/XF 17,948                                                                                                                           |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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    |                             |      |         |      |     |    |        |  |
| REVIEW DATE 11/13/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS |                  |                |                               |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |