

LOT 16
IN OR 825/1165
PIRATES WOOD 4 UNR

HARMAN TERRANCE D & SHARON A
97454 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0016-0000



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	31	HARDIE BRD 100	0900	01	1,897	100.8126	119.71	227,090	1998	1998	0	0	0	11.75	88.25	VALUATION SUMMARY																			
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1999													Heated Area: 1471																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 4										Tax Dist:									
Interior Floo	11	CLAY TILE 10														BUILDING MARKET VALUE										200,407									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										13,840									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										170,000									
Bedrooms		3 100														TOTAL MARKET VALUE										384,247									
Bathrooms		2 100														SOH/AGL Deduction										185,219									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										199,028									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										149,028									
Occupancy	00	NONE 100	TOTAL JUST VALUE										384,247																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										320,253																						
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	1,471	100	1,471	155,402																															
FGR	440	55	242	25,566																															
FOP	35	30	10	1,056																															
UEP	290	60	174	18,382																															
TOTALS			2,236		1,897		200,407																												
EXTRA FEATURES					97454 PIRATES POINT RD, YULEE																														
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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	77	300																			
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1998	1998	3	77	1,602																			
3	0300	BOAT DCK W	0	100	0	0	660.00	SF	40.00	40.00	100	2000	2000	3	29	7,656																			
4	0303	FLT DOCK W	0	100	40	8	320.00	SF	26.00	26.00	100	2005	2005	3	44	3,661																			
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621																			
TOTAL OB/XF 13,840																																			
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																		
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 KWX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																																			