

LOTS 17 & 18
IN OR 2388/1026
PIRATES WOOD 4 UNR

BALDUS BRIAN R
97432 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

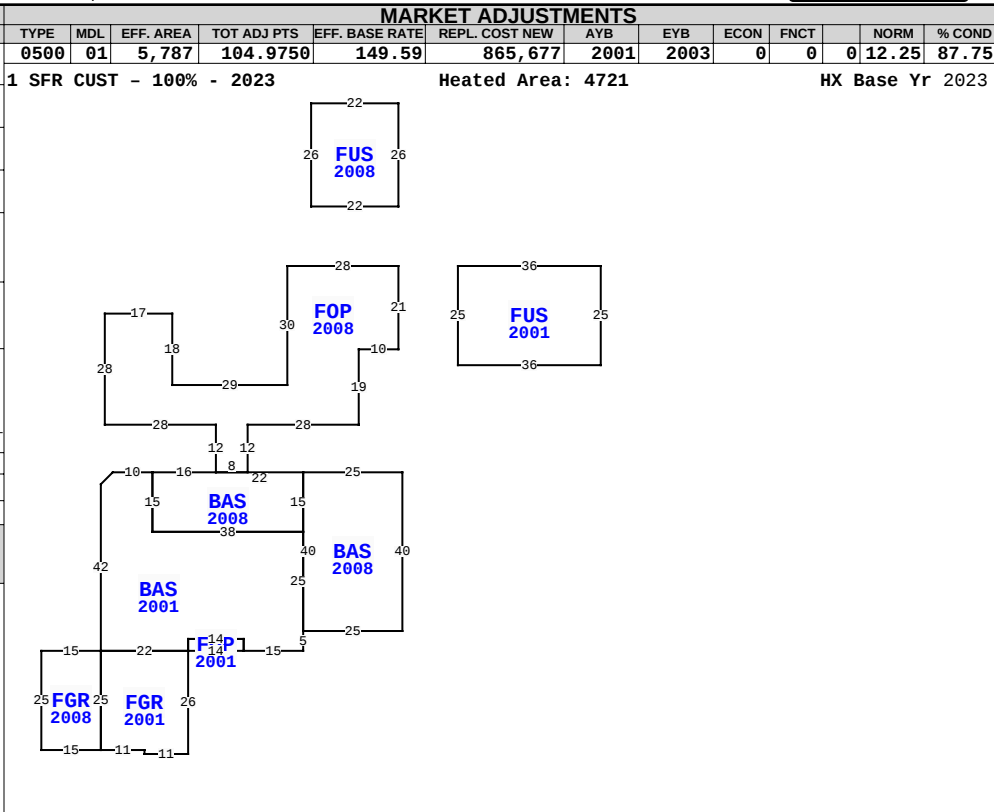
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1,679	220,395
BAS	570	100	570	74,821
BAS	1,000	100	1,000	131,265
FGR	561	55	309	40,561
FGR	375	55	206	27,041
FOP	42	30	13	1,707
FOP	1,792	30	538	70,620
FUS	900	100	900	118,139
FUS	572	100	572	75,083

TOTALS	7,491		5,787	759,632
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	5,449.00	SF	4.00
2	0300	BOAT DCK W	0	100	125	5	625.00	SF	40.00
3	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
4	0302	FLT DOCK C	0	100	24	8	192.00	SF	50.00
5	0323	BOAT LFT H	0	100	0	0	3.00	UT	2,500.00
6	0812	CONCRETE C	0	100	0	0	936.00	SF	4.00
7	0861	POOL GUNIT	0	100	0	0	455.00	SF	85.00
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
10	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	2.00



97432 PIRATES POINT RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/16/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	5,449.00	SF	4.00
2	0300	BOAT DCK W	0	100	125	5	625.00	SF	40.00
3	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
4	0302	FLT DOCK C	0	100	24	8	192.00	SF	50.00
5	0323	BOAT LFT H	0	100	0	0	3.00	UT	2,500.00
6	0812	CONCRETE C	0	100	0	0	936.00	SF	4.00
7	0861	POOL GUNIT	0	100	0	0	455.00	SF	85.00
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
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10	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	2.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	759,632								
TOTAL MARKET OB/XF VALUE	60,658								
TOTAL LAND VALUE - MARKET	289,000								
TOTAL MARKET VALUE	1,109,290								
SOH/AGL Deduction	0								
ASSESSED VALUE	1,109,290								
TOTAL EXEMPTION VALUE	HX HB XM								
BASE TAXABLE VALUE	1,059,290								
TOTAL JUST VALUE	1,109,290								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	890,435								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101222	REPAIR/RRF	27,705	02/20/2021
B2100113	SOLAR PANELS (60)	62,080	01/11/2021
E2100113	(60) SOLAR PANELS	62,080	01/11/2021
E20981	ELEC OTHER	4,000	07/01/2008
M13952	MECH OTHER	0	07/01/2008
P13310	OTHER	0	07/01/2008

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2388/1026		8/31/2020	WD	Q	I	01	851,500		
GRANTOR: LIVINGSTON R W & SAND									
GRANTEE: BALDUS BRIAN R									
0819/0344		1/08/1998	WD	Q	V		42,000		
GRANTOR: TOLLISON LAWTON									
GRANTEE: LIVINGSTON R W & SA									

BUILDING NOTES									
FOP=[YR=2008] W28 S30 W29 N18 W17 S28 E28 S12 BAS=[YR=2008] W16 BAS=[YR=2001] W10 D3 L3 S42 FGR=[YR=2008] W15 S25 E15 FGR=[YR=2001] E11 S1 E11 N26 FOP=[YR=2001] E14 N3 W14 S3 \$ W22 S25 \$ N25 \$ E22 N3 E14 S3 E15 N5 BAS=[YR=2008] E25 N40 W25 S40 \$ N25 W38 N15 \$ S15 E38 N15 W22 \$ E8 N12 E28 N19 E10 N21 \$ PTR= E15 FUS=[YR=2001] E36 S25 W36 N25 \$ W15 \$ PTR= N15 FUS=[YR=2008] N26 W22 S26 E22 \$ S15 \$.									