LOT 21
IN OR 2466/280
PIRATES WOOD 4 UNR

HARTLEY ELEANOR & SHANNON
55046 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

43-3N-28-509D-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	176,000
SOH/AGL Deduction	0
ASSESSED VALUE	176,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,000
TOTAL JUST VALUE	176,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007973	NEW CONSTR	501,815	05/23/2022
21015270	DEMOLITION	7,500	11/04/2021
3712	N/A	7,695	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/0280	5/28/2021	QC	U	I	11	100
GRANTOR: LANSDELL TRUST						
GRANTEE: HARTLEY ELEANOR & S						
2436/0151	2/23/2021	QC	U	I	11	100
GRANTOR: LANSDELL M SUZANNE						
GRANTEE: HARTLEY ELEANOR & S						

97364 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0300	BOAT DCK W	0	0	0	0	480.00	SF	40.00	40.00	100	1994	1994	3	23	4,416	
6	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400	
7	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	1990	1990	3	20	144	
8	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0		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