LOT 22
IN OR 821 PG 1736
PIRATES WOOD 4 UNR

HOLDER CRAIG T
97352 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

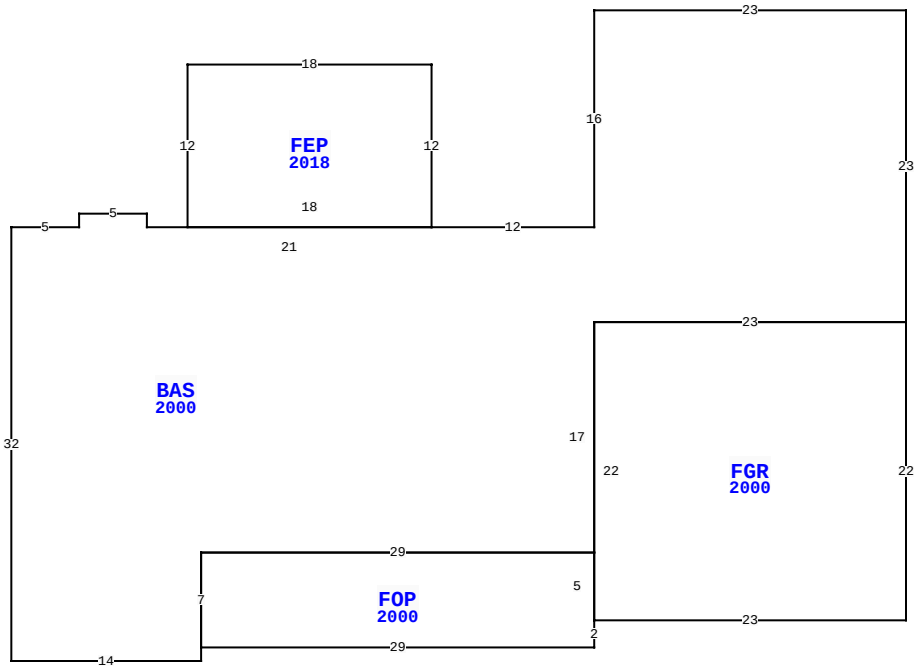
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	170,967
FEP	216	80	173	17,627
FGR	506	55	278	28,324
FOP	203	30	61	6,215
TOTALS	2,603		2,190	223,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,190	96.1380	114.16	250,010	2000	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2001 Heated Area: 1678 HX Base Yr 2001



97352 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		223,134
TOTAL MARKET OB/XF VALUE		24,211
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		417,345
SOH/AGL Deduction		214,776
ASSESSED VALUE		202,569
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		147,569
TOTAL JUST VALUE		417,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996475	NEW CONSTR	89,697	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0821/1736	2/05/1998	WD	Q	V		39,000
GRANTOR: KNAPPENBERGER GARY &						
GRANTEE: HOLDER CRAIG & MARO						
0708/1280	7/07/1994	WD	Q	V		24,000
GRANTOR: HOOVER CLARENCE & MAR						
GRANTEE: KNAPPENBERGER GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 S16 W12 FEP=[YR=2018] N12 W18 S12 E18 $ W21 N1 W5 S1 W5 S32 E14 N1 FOP=[YR=2000] E29 N2 FGR=[YR=2000] E23 N22 W23 S22 $ N5 W29 S7 $ N7 E29 N17 E23 N23 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2000	2000	3	80	832	
3	0811	CONCRETE B	0	100	0	0	1,575.00	SF	5.20	5.20	100	2000	2000	3	80	6,552	
4	0300	BOAT DCK W	0	100	0	0	920.00	SF	40.00	40.00	100	2002	2002	3	32	11,776	
6	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2000	2000	3	80	250	
7	0311	WD GANG WY	0	100	0	0	19.00	SF	45.00	45.00	100	2002	2002	3	21	180	
8	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2002	2002	3	32	1,331	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	21	315	

LAND DESCRIPTION

TOTAL OB/XF 24,211

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 11/14/2018 BY KWX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS