

LOT 23
IN OR 1969/648
PIRATES WOOD 4 UNR

STEPHENS JOHN W & SANDRA R
97336 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0023-0000



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																										
Exterior Wall	31	HARDIE BRD 100	0900	01	1,564	102.3570	121.55	190,104	1987	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1368													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE													161,113												
Interior Wall	06	CUST PANEL 50														TOTAL MARKET OB/XF VALUE													25,567												
Interior Floo	09	PINE WOOD 100														TOTAL LAND VALUE - MARKET													170,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													356,680												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													81,260												
Bedrooms	2	100														ASSESSED VALUE													275,420												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													225,420												
Stories	2.	2. 100														TOTAL JUST VALUE													356,680												
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													298,745																									
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	1,064	100	1,064	109,606																																					
FOP	32	30	10	1,031																																					
FOP	48	30	14	1,442																																					
FSP	416	40	166	17,100																																					
FUS	304	100	304	31,316																																					
UOP	32	20	6	618																																					
TOTALS			1,896	1,564	161,113																																				
EXTRA FEATURES			97336 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	0300	BOAT DCK W	0	100	0	0	425.00	SF	40.00	40.00	100	1988	1988	3	20	3,400																									
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1991	1991	3	20	4,200																									
4	0810	CONCRETE A	0	100	25	27	675.00	SF	6.50	6.50	100	2005	2005	3	87	3,817																									
5	0801	ASPHALT A	0	100	0	0	1,656.00	SF	3.00	3.00	100	2005	2005	3	58	2,881																									
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																									
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621																									
8	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2005	2005	3	44	1,464																									
9	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	27	675																									
10	0350	CARPORT WD	0	100	24	21	504.00	SF	13.00	13.00	100	2015	2015	3	74	4,848																									
11	1242	WD DECK A	0	100	24	16	384.00	SF	5.00	5.00	100	2015	2015	3	74	1,421																									
LAND DESCRIPTION			TOTAL OB/XF													25,567																									
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 11/14/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																																									