

LOT 24
IN OR 1579/1349
PIRATES WOOD #4 UNR

HECK GLEN C/ROBB GAY E
97314 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0024-0000



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 2													
Exterior Wall	06	BD/BATTEN 100	0100	01	1,458	135.0123	121.85	177,657	1975	1990	0	0	24.00	76.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1392												
Roof Cover	12	MODULAR MT 100														HX Base Yr 2023												
Interior Wall	04	PLYWOOD 50																										
Interior Wall	05	DRYWALL 50																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	2	100																										
Bathrooms	2.5	100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	100																										
Units	0	100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality	06	Quality Level 06																										
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	616	100	616	57,046																								
BAS	352	100	352	32,597																								
BAS	220	100	220	20,373																								
FOP	24	30	7	648																								
FOP	196	30	59	5,464																								
FUS	204	100	204	18,891																								
TOTALS	1,612		1,458	135,019																								
EXTRA FEATURES					97314 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	868.00	SF	40.00	40.00	100	2010	2010	3	64	22,221												
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480												
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100												
5	0810	CONCRETE A	0	100	18	26	468.00	SF	6.50	6.50	100	1998	1998	3	77	2,342												
6	0812	CONCRETE C	0	100	0	0	1,480.00	SF	4.00	4.00	100	2000	2000	3	80	4,736												
7	0303	FLT DOCK W	0	100	12	20	200.00	SF	26.00	26.00	100	2010	2010	3	64	3,328												
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	50	450												
9	1242	WD DECK A	0	100	0	0	625.00	SF	10.00	10.00	100	2005	2005	3	27	1,688												
10	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	2005	2005	3	27	356												
11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	1,720												
LAND DESCRIPTION					TOTAL OB/XF 39,421																							
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 01/18/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																												

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97314 PIRATES POINT ROAD
YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

06

BD/BATTEN 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1

100

Bathrooms

1

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

BAL

240

15

36

1,722

BAS

468

100

468

22,381

FGR

520

55

286

13,678

FST

240

55

132

6,312

UOP

33

20

7

335

TOTALS

1,501

929

44,427

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

REPL. COST NEWAYB

EYEYECONFNCT

% CONDNORM

015001929116.640058.3254,179199719980018.0082.00

HEATED AREA: 468

HX Base Yr 2023

Diagram showing building footprint with dimensions and area calculations.

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / I / V / I / RSN CD

SALE PRICE

1579/13498/01/2008WD Q I80,000

GRANTOR: BRUCE RICHARD J & JAN

GRANTEE: HECK GLEN C & GAY E

0598/07415/31/1990WD Q I80,000

GRANTOR: SMITH WILLIAM C

GRANTEE: BRUCE RICHARD & J M

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] N3 W11 S3 E11\$ FST=[YR=2012] W20 S12
FGR=[YR=1997] S26 E20 N26 W20 \$ E20 N12 \$ PTR= E30
BAL=[YR=2012] E20 S12 W1 BAS=[YR=1997] S26 W18 N26 E18 \$
W19 N12 \$ W30 \$.

REVIEW DATE01/18/2018BYKW

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