

LOT 25
IN OR 797/1682
PIRATES WOOD # 4 UNR

COMPANION JAMES M & TERESA L
97292 PIRATES POINT ROAD
YULEE, FL 32097-3562

2023

43-3N-28-509D-0025-0000



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	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0900	01	2,335	100.8273	119.73	279,570	1998	2002	0	0	15.00	85.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1999													Heated Area: 2271									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
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			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			4032.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,271	100	2,271	231,121																					
FOP	15	30	4	407																					
FOP	200	30	60	6,106																					
TOTALS			2,486	2,335	237,634																				
EXTRA FEATURES			97292 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905									
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1998	1998	3	77	375									
3	0811	CONCRETE B	0	100	16	60	960.00	SF	5.20	5.20	100	1998	1998	3	77	3,844									
4	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2004	2004	3	24	605									
5	0300	BOAT DCK W	0	100	0	0	900.00	SF	40.00	40.00	100	2004	2004	3	40	14,400									
6	0310	AL GANG WY	0	100	0	0	17.00	LF	115.00	115.00	100	2004	2004	3	24	469									
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	40	2,080									
8	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2004	2004	3	24	720									
9	0350	CARPORT WD	0	100	36	16	576.00	SF	13.00	13.00	100	2005	2005	3	27	2,022									
TOTAL OB/XF 27,420																									
LAND DESCRIPTION																									
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								
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																									

1 SNGL FAM - 100% - 1999

Heated Area: 2271

HX Base Yr 1999

FOP 2018

BAS 1998

FOP 1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0797/1682	6/26/1997	WD Q	Q	V		35,000
GRANTOR: ELLIS ELIZABETH D						
GRANTEE: COMPANION JAMES M &						
0601/0125	7/02/1990	WD Q	Q	V		35,000
GRANTOR: SMITH WILLIAM C						
GRANTEE: ELLIS ELIZABETH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 S3 W1 N16 FOP=[YR=2018] N10 W20 S10 E20\$ W20 S15 W6 S1 W6 S48 E20 N12 FOP=[YR=1998] E3 N5 W3 S5 \$ N5 E3 S5 E6 S4 E16 N43 \$.