

LOT 26
IN OR 1776/1535
PIRATES WOOD # 4 UNR

WATSON DAVID J & ANGELA
97274 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0026-0000



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	05	AVERAGE 100	0900	01	3,236	112.7736	133.92	433,365	2007	2007	0	0	7.00	93.00														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 2709												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013												
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMNT 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
BUD4 Adjustme	30	. 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	2,709	100	2,709	337,394																								
FGR	570	55	314	39,107																								
FOP	149	30	45	5,604																								
FSP	410	40	164	20,426																								
PTO	70	5	4	498																								
TOTALS			3,908	3,236	403,029																							
EXTRA FEATURES			97274 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	0811	CONCRETE B	0	100	0	0	1,436.00	SF	5.20	5.20	100	2007	2007	3	89	6,646												
2	0300	BOAT DCK W	0	100	0	0	1,098.00	SF	40.00	40.00	100	2007	2007	3	52	22,838												
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2007	2007	3	52	2,839												
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	35	525												
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	35	315												
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	700												
7	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2010	2010	3	50	2,912												
TOTAL OB/XF 36,775																												
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	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																												