

LOT 30
IN OR 2147/1758
PIRATES WOOD #4 UNR

WILSON GARRETT
97222 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 70
Interior Floor	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	1.	1. 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
BAS	2,159	100
FGR	693	55
FOP	54	30
FOP	120	30
FOP	390	30
UOP	741	20
TOTALS	4,157	2,857

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,857	98.5120	116.98	334,212	2017	2017	0	0	2.00	98.00

1 SNGL FAM - 100% - 2021

Heated Area: 2159

HX Base Yr 2021

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas include:

- BAS 2017**: A large rectangular area on the left side.
- FOP 2020**: A rectangular area in the upper right section.
- FOP 2017**: A rectangular area in the middle right section.
- FGR 2017**: A rectangular area in the lower right section.
- UOP 2020**: A small rectangular area on the left side, near the top.

Dimensions are provided for various sections, including 30, 5, 13, 6, 27, 20, 30, 30, 21, 7, 18, 13, 12, 19, 10, 12, 28, 3, 25, 13, 19, 6, 14, 21, 33, 7, 12, 7, 14, 21, 28, 36, 21, 7, 18, 6, 19, 12, 10, 12, 19, 10, 12,

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
																																VALUATION BY											
																																		STANDARD									
																																		Tax Group: 4									
																																		Tax Dist:									
																																		BUILDING MARKET VALUE									
																																		TOTAL MARKET OB/XF VALUE									
																																		TOTAL LAND VALUE - MARKET									
																																		TOTAL MARKET VALUE									
																																		SOH/AGL Deduction									
																																		ASSESSED VALUE									
																																		TOTAL EXEMPTION VALUE									
																																		HX HB									
																																		BASE TAXABLE VALUE									
																																		TOTAL JUST VALUE									
																																		NCON VALUE									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									
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