LOT 31
IN OR 2189/1726
PIRATES WOOD 4 UNR

JONES ANGIE/THOMPSON NORMAN ALLEN JR
97208 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0031-0000

BUILDING CHARACTERISTICS

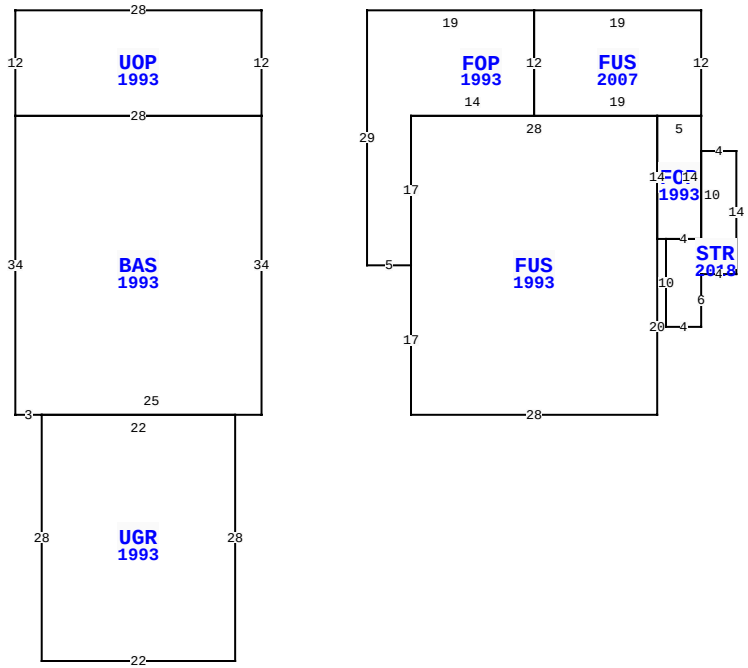
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	952	100	952	86,578
FOP	70	30	21	1,910
FOP	313	30	94	8,549
FUS	952	100	952	86,578
FUS	228	100	228	20,735
STR	96	10	10	910
UGR	616	45	277	25,191
UOP	336	20	67	6,094
TOTALS	3,563		2,601	236,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	95.7312	113.68	295,682	1982	1982	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 2019 Heated Area: 2132 HX Base Yr 2019



97208 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,546
TOTAL MARKET OB/XF VALUE		5,861
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		412,407
SOH/AGL Deduction		140,696
ASSESSED VALUE		271,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,711
TOTAL JUST VALUE		412,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980755	REPAIR/RRF	3,500	05/01/1998
95 02269	GARAGE	10,472	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1726	4/13/2018	QC	U	I	11	132,000
GRANTOR: JONES ANGIE						
GRANTEE: JONES ANGIE & NORMA						
2158/0695	11/10/2017	SW	Q	I	02	289,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JONES ANGIE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S12 BAS=[YR=1993] S34 E3 UGR=[YR=1993] S28 E22 N28 W22$ E25 N34 W28$ E28 N12$ PTR=E50 FUS=[YR=2007] W19 FOP=[YR=1993] W19 S29 E5 FUS=[YR=1993] S17 E28 N20 FOP=[YR=1993] E1 STR=[YR=2018] S10 E4 N6 E4 N14 W4 S10 W4$ E4 N14 W5 S14$ N14 W28 S17$ N17 E14 N12$ S12 E19 N12$ W50$.

EXTRA FEATURES

LN	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	634.00	SF	5.20	5.20	100	1995	1995	3	72	2,374	
2	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	1998	1998	3	77	3,487	

LAND DESCRIPTION

TOTAL OB/XF 5,861

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/01/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS