LOTS 33 & 34
IN OR 722 PG 1683
PIRATES WOOD # 4 UNR

CAMPBELL WILLIAM STEPHEN
97194 PIRATES POINT ROAD
YULEE, FL 32097

**2023**

**43-3N-28-509D-0033-0000**

## BUILDING CHARACTERISTICS

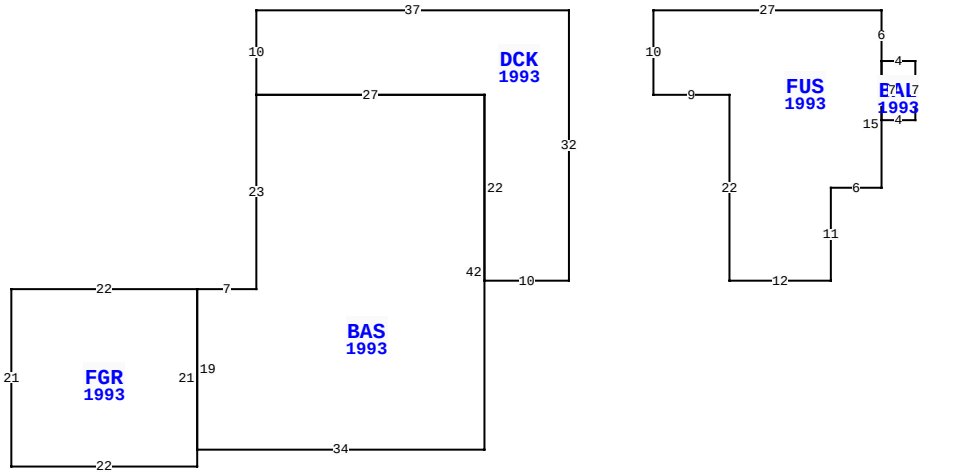
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 28 | 15 | 4 | 410 |
| BAS | 1,267 | 100 | 1,267 | 129,928 |
| DCK | 590 | 10 | 59 | 6,050 |
| FGR | 462 | 55 | 254 | 26,047 |
| FUS | 600 | 100 | 600 | 61,529 |
| TOTALS | 2,947 | | 2,184 | 223,966 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,184 | 106.3202 | 126.26 | 275,752 | 1984 | 1984 | 0 | 0 | 0 | 18.78 | 81.22 |

1 SNGL FAM – 100% - 1995 Heated Area: 1867 HX Base Yr 1995




97194 PIRATES POINT RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 223,966 |
| TOTAL MARKET OB/XF VALUE | | 14,190 |
| TOTAL LAND VALUE - MARKET | | 289,000 |
| TOTAL MARKET VALUE | | 527,156 |
| SOH/AGL Deduction | | 337,959 |
| ASSESSED VALUE | | 189,197 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 139,197 |
| TOTAL JUST VALUE | | 527,156 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,871 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0722/1683 | 1/27/1995 | WD | U | I | 07 | 100 |
| GRANTOR: LEE CHARLES & FAYE | | | | | | |
| GRANTEE: CAMPBELL WILLIAM ST | | | | | | |
| 0709/1523 | 7/22/1994 | WD | U | I | | 160,000 |
| GRANTOR: FAYE CHARLES R & FAYE | | | | | | |
| GRANTEE: CAMPBELL WILLIAM ST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W37 S10 BAS=[YR=1993] S23 W7 FGR=[YR=1993] W22 S21 E22 N21$ S19 E34 N42 W27$ E27 S22 E10 N32$ PTR= E10 FUS=[YR=1993] E27 S6 BAL=[YR=1993] E4 S7 W4 N7$ S15 W6 S11 W12 N22 W9 N10$ W10$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 225.00 | SF | 12.50 | 12.50 | 100 | 1984 | 1984 | 3 | 81 | 2,278 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 360.00 | SF | 40.00 | 40.00 | 100 | 1993 | 1993 | 3 | 20 | 2,880 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 18 | 21 | 378.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 756 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 8 | 20 | 160.00 | SF | 26.00 | 26.00 | 100 | 1993 | 1993 | 3 | 20 | 832 | |
| 6 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 1993 | 1993 | 3 | 20 | 460 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,440.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 86 | 4,954 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,190

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.85 | 170,000.00 | 144,500.00 | 289,000 | | | | | | | |

REVIEW DATE 11/15/2018 BY KW Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/02/2023 BY SYS