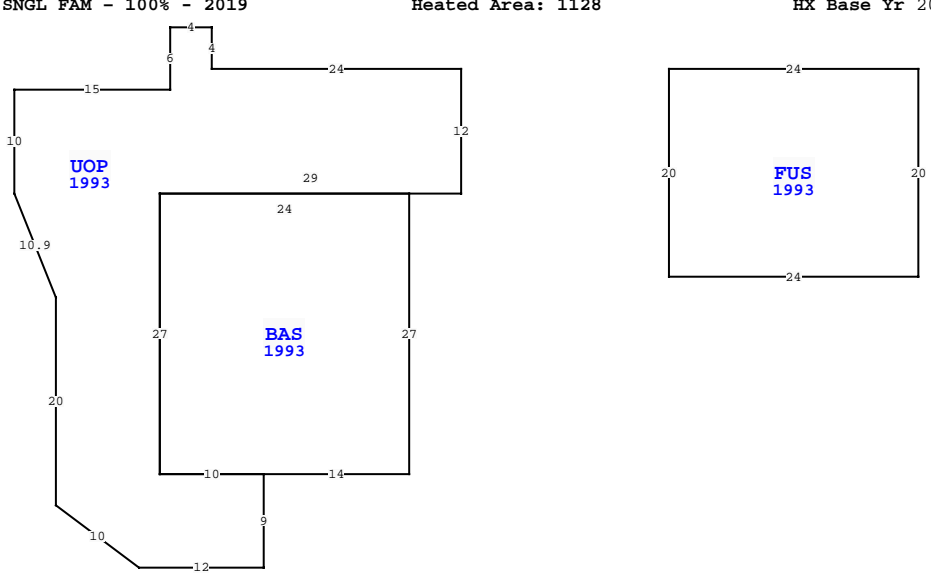


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	13	LVT/LAMNT 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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
BAS	648	100	648
FUS	480	100	480
UOP	948	20	190
TOTALS	2,076		1,318

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,318	115.5960	137.27	180,922	1986	2000	0	0	11.00	89.00	
1 SNGL FAM - 100% - 2019 Heated Area: 1128 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			161,021
TOTAL MARKET OB/XF VALUE			11,216
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			342,237
SOH/AGL Deduction			148,505
ASSESSED VALUE			193,732
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			138,732
TOTAL JUST VALUE			342,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
392	REPAIR/RRF	3,000	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/0769	10/24/2018	WD	Q	I	02	270,000
GRANTOR: BASTIAN RONALD TEDDY						
GRANTEE: CANAVAN DAVID OWEN						
1581/1977	8/20/2008	WD	Q	I		220,000
GRANTOR: DAVIS SHARON D						
GRANTEE: BASTIAN RONALD TEDD						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0 100	12	13	156.00	SF	30.00	30.00	100	1995	1995	3	20	936	
2	0300	BOAT DCK W	0 100	0	0	225.00	SF	40.00	40.00	100	2005	2005	3	44	3,960	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	50	2,000	
4	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	10.00	100	2012	2012	3	60	4,320	

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

BUILDING NOTES	
97174 PIRATES POINT RD, YULEE	

LAND DESCRIPTION																								
TOTAL OB/XF 11,216																								
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							