LOT 36 & PT OF LOT 37
IN OR 2364/1582
PIRATES WOOD #4 UNR

REDDINGIUS RICHARD & DONNA
97146 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0036-0000

BUILDING CHARACTERISTICS

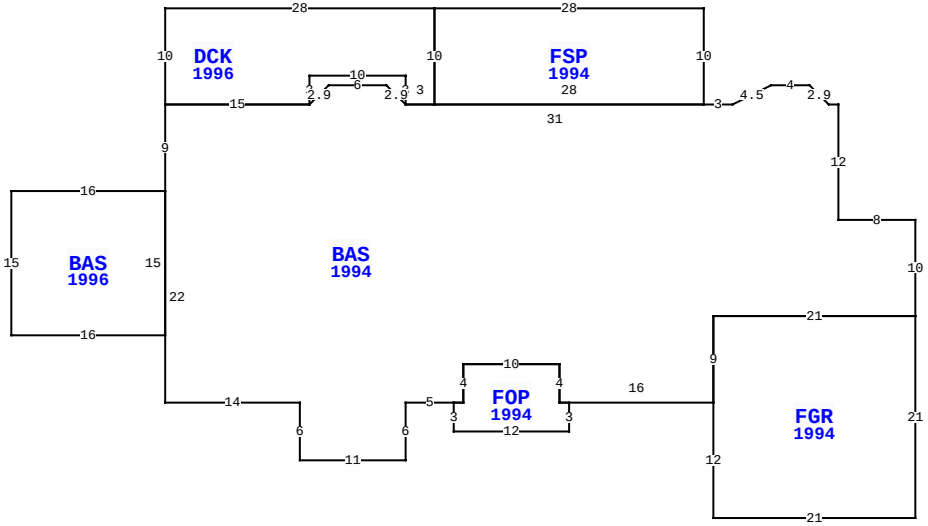
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,203	100	2,203	268,686
BAS	240	100	240	29,272
DCK	264	10	26	3,171
FGR	441	55	243	29,637
FOP	76	30	23	2,805
FSP	280	40	112	13,660
TOTALS	3,504		2,847	347,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,847	116.1216	137.89	392,573	1994	2000	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2021 Heated Area: 2443 HX Base Yr 2021



97146 PIRATES POINT RD, YULEE

BLD DATE		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		347,231
TOTAL MARKET OB/XF VALUE		9,566
TOTAL LAND VALUE - MARKET		283,322
TOTAL MARKET VALUE		640,119
SOH/AGL Deduction		236,997
ASSESSED VALUE		403,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,122
TOTAL JUST VALUE		640,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107290	24 WINDOWS	71,055	06/04/2021
R1615212	REPAIR/RRF	5,000	08/16/2016
963246	ADDITION	12,200	09/01/1996
358	NEW CONSTR	142,350	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1582	5/29/2020	WD	Q	I	01	455,000
GRANTOR: MCFADDEN KYLE & BROOK						
GRANTEE: REDDINGIUS RICHARD						
2213/1263	5/31/2018	WD	U	I	11	100
GRANTOR: LONG WILLIAM F & CARO						
GRANTEE: MCFADDEN KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W8 N12 W1 U2 L2 W4 D2 L4 W3 FSP=[YR=1994] N10 W28 DCK=[YR=1996] W28 S10 E15 U2 R2 E6 D2 R2 E3 N10 $ S10E28 $ W31 N3 W10 S3 W15 S9 BAS=[YR=1996] W16 S15 E16 N15$ S22 E14 S6 E11 N6 E5 FOP=[YR=1994] S3 E12 N3 W1 N4 W10 S4W1 $ E1 N4E10 S4 E16 FGR=[YR=1994] S12 E21 N21W21 S9 $ N9 E21 N10$.

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	1993	1993	3	76	2,660	
2	0300	BOAT DCK W	0	100	30	3	90.00	SF	40.00	40.00	100	2005	2005	3	44	1,584	
3	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	100	1996	1996	3	73	3,492	
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2005	2005	3	44	1,830	

LAND DESCRIPTION

TOTAL OB/XF 9,566

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	133.00	300.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							
2	000131	C	SFR CANAL	100					0.67	LT		1.00	1.00	1.00	170,000.00	170,000.00	113,322							

REVIEW DATE 11/14/2018 BY KW Total Acres: 0.00 Total Land Value: 283,322 Market: 0 Agricultural: 0 Common: 283,322 PRINTED 08/02/2023 BY SYS