LOT 38 & PT OF LOT 37
IN OR 2645/1055
PIRATES WOOD 4 UNR

HARTLEY THOMAS & ALEXANDRA
97128 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0038-0000

BUILDING CHARACTERISTICS

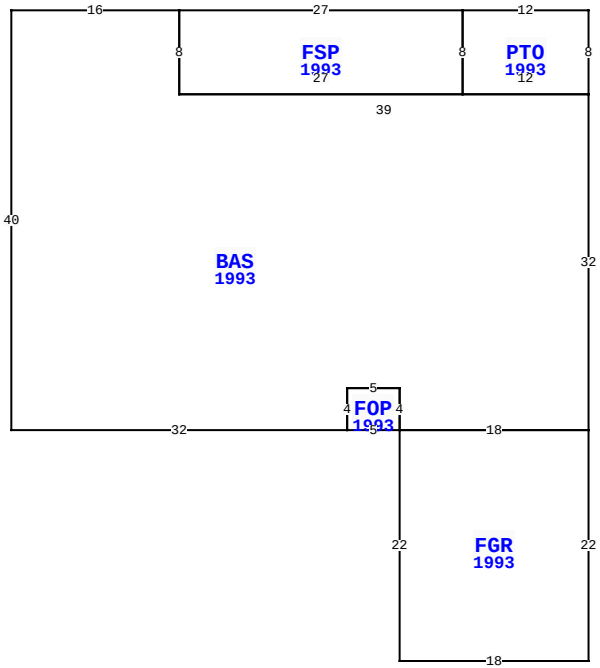
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,868	100	1,868	168,831
FGR	396	55	218	19,703
FOP	20	30	6	542
FSP	216	40	86	7,772
PTO	96	5	5	452
TOTALS	2,596		2,183	197,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	95.4324	113.33	247,399	1983	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2017 Heated Area: 1868 HX Base Yr 2017



97128 PIRATES POINT RD, YULEE

BLD DATE	02/12/2008	RK	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,301
TOTAL MARKET OB/XF VALUE		14,713
TOTAL LAND VALUE - MARKET		226,678
TOTAL MARKET VALUE		438,692
SOH/AGL Deduction		217,709
ASSESSED VALUE		220,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,983
TOTAL JUST VALUE		438,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/1055	5/30/2023	WD	Q	I	01	565,000
GRANTOR: PRATHER JONATHAN W						
GRANTEE: HARTLEY THOMAS & AL						
2004/0937	9/17/2015	SW	Q	I	01	289,900
GRANTOR: VENTURES TRUST 2013-I						
GRANTEE: PRATHER JONATHAN W						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 FSP=[YR=1993] W27 BAS=[YR=1993] W16 S40 E32 FOP=[YR=1993] E5 FGR=[YR=1993] S22 E18 N22 W18$ N4 W5 S4 $ N4 E5 S4 E18 N32 W39 N8$ S8 E27 N8 $ S8 E12 N8$.

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	0810	CONCRETE A	0	100	20	11	220.00	SF	6.50	6.50	100	1983	1983	3	44	629	
2	0300	BOAT DCK W	0	100	0	0	512.00	SF	40.00	40.00	100	1983	1983	3	20	4,096	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0350	CARPORT WD	0	100	10	12	120.00	SF	13.00	13.00	100	1990	1990	3	20	312	
5	0825	BRICK	0	100	0	0	270.00	SF	12.50	12.50	100	1990	1990	3	87	2,936	
6	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	1994	1994	3	70	2,089	
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1994	1994	3	20	180	
8	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	1994	1994	3	23	1,196	
10	0855	CONC PAVER	0	100	54	4	216.00	SF	7.00	7.00	100	2005	2005	3	87	1,315	

LAND DESCRIPTION

TOTAL OB/XF 14,713

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							
2	000131	C	SFR CANAL	100					0.33	LT		1.00	1.00	1.00	170,000.00	170,000.00	56,678							

REVIEW DATE 11/14/2018 BY KWX Total Acres: 0.00 Total Land Value: 226,678 Market: 0 Agricultural: 0 Common: 226,678 PRINTED 08/02/2023 BY SYS