

LOT 39
IN OR 2490/1525
PIRATES WOOD # 4 UNR

WARD JOSHUA B & KRISTEN
97110 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	576	100	576	69,057
BAS	1,340	100	1,340	160,655
DCK	288	10	29	3,477
FOP	148	30	44	5,275
FSP	108	40	43	5,155
STR	64	10	6	720
UOP	1,008	20	202	24,218
UST	36	45	16	1,918
TOTALS	3,568		2,256	270,476

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	
3	0300	BOAT DCK W	0	100	0	0	110.00	SF	0.40	0.40	
5	0681	POLE SHED	0	100	10	28	280.00	SF	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,256	114.0524	135.44	305,553	2000	2005	0	0	11.48	88.52
1 SNGL FAM - 100% - 2022 Heated Area: 1916 HX Base Yr 2022											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

97110 PIRATES POINT RD, YULEE											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										270,476	
TOTAL MARKET OB/XF VALUE										4,545	
TOTAL LAND VALUE - MARKET										170,000	
TOTAL MARKET VALUE										445,021	
SOH/AGL Deduction										114,726	
ASSESSED VALUE										330,295	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										280,295	
TOTAL JUST VALUE										445,021	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										368,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105402	ROOF	12,375	04/28/2021
R11071	REPAIR/RRF	4,000	03/01/2008
B21149	GARAGE	20,000	03/01/2008
0006783	CHNGE SRVC	0	04/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1525	8/09/2021	WD	Q	I	01	420,000
GRANTOR: COURTENAY LINDA R REV						
GRANTEE: WARD JOSHUA B & KRI						
1581/0634	8/15/2008	QC	U	I	01	100
GRANTOR: COURTENAY LINDA R						
GRANTEE: COURTENAY LINDA R T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2000] W36 S28 BAS=[YR=2000] S16 E36 N16 W12 UST=[YR=2000] N3 W12 S3 E12\$ W24\$ E36 N28\$ PTR= W66 DCK=[YR=2000] W36 S8 BAS=[YR=2000] S32 L2 D2 S4 R2 D2 S4 E36 N24 FSP=[YR=2000] N12 STR=[YR=2000] E4 S8 E4 N12 W8 S4\$ FOP=[YR=2000] N8 W26 S4 E13 D4 R4 E9\$ W9 S12 E9\$ W9 N12 L4 U4 W13 N4 W10\$ E36 N8 \$ E66\$.											