

LOT 41
IN OR 2158/1256
PIRATES WOOD #4 UNR

PRITCHARD THOMAS S JR & LAURIE
97082 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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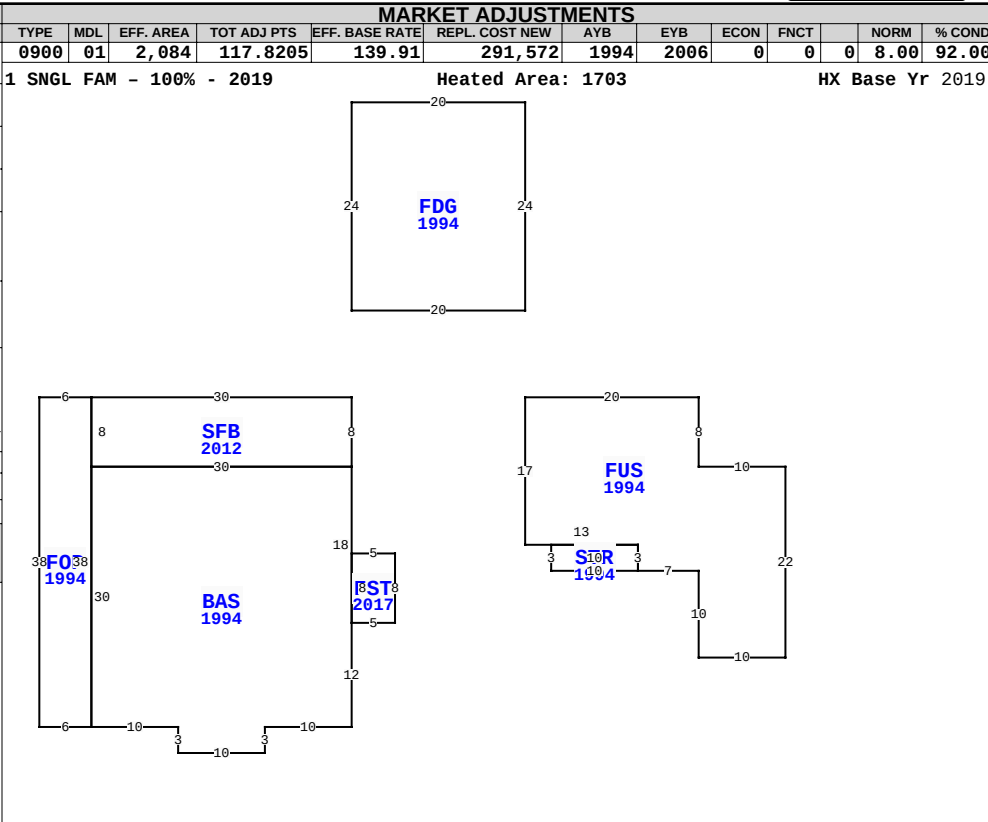
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	930	119,707
FDG	480	60	288	37,070
FOP	228	30	68	8,753
FST	40	55	22	2,832
FUS	581	100	581	74,785
SFB	240	80	192	24,714
STR	30	10	3	386

TOTALS	2,529		2,084	268,246
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,912.00	SF	3.20
3	0300	BOAT DCK W	0	100	0	0	617.00	SF	40.00
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00
6	1242	WD DECK A	0	100	4	6	24.00	SF	10.00

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

REVIEW DATE	08/09/2017	BY	KW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,912.00	SF	3.20	3.20	100	1994	1994	3	70	4,283	
3	0300	BOAT DCK W	0	100	0	0	617.00	SF	40.00	40.00	100	2008	2008	3	56	13,821	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2008	2008	3	56	2,912	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	40	360	
6	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2012	2012	3	60	144	

TOTAL OB/XF										24,215							
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
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

Total Acres: 0.00	Total Land Value: 170,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										268,246				
TOTAL LAND VALUE - MARKET										24,215				
TOTAL MARKET VALUE										170,000				
SOH/AGL Deduction										160,368				
ASSESSED VALUE										302,093				
TOTAL EXEMPTION VALUE										HX HB				50,000
BASE TAXABLE VALUE										252,093				
TOTAL JUST VALUE										462,461				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										376,618				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109697	REPAIR/RRF	0	09/01/2021
B25473	ADDITION	15,500	01/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2158/1256	11/16/2017	WD	Q	I	01	359,000	
GRANTOR: HARDYMAN JEAN T F/K/A							
GRANTEE: PRITCHARD THOMAS S							
1693/0172	8/02/2010	FJ	U	I	11	0	
GRANTOR: TERRY DANIEL B JR EST							
GRANTEE: TERRY JEAN W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2012] W30 FOP=[YR=1994] W6 S38 E6 BAS=[YR=1994] E10 S3 E10 N3 E10 N12 FST=[YR=2017] E5 N8 W5 S8\$ N18 W30 S30\$ N38\$ S8 E30 N8\$ PTR=E20 FUS=[YR=1994] E20 S8E10 S22 W10 N10 W7 STR=[YR=1994] W10 N3 E10 S3\$ N3 W13 N17\$ W20\$ PTR=N10 FDG=[YR=1994] N24 E20 S24 W20\$ S10\$.									