

LOT 42
IN OR 829 PG 1125
PIRATES WOOD 4 UNR

BLACKMON BRANDON & MARY
97056 PIRATES POINT ROAD
YULEE, FL 32097

2023

43-3N-28-509D-0042-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	12	CEDAR 50	0900	01	2,298	103.6350	123.07	282,815	1984	1990	0	0	21.00	79.00	VALUATION SUMMARY											
Exterior Wall	19	COMMON BRK 50	1 SNGL FAM - 100% - 1999												Heated Area: 2012											
Roof Structur	03	GABLE/HIP 100													HX Base Yr 1999											
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	04	PLYWOOD 50																								
Interior Wall	05	DRYWALL 50																								
Interior Floo	08	SHT VINYL 50																								
Interior Floo	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
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	SUBAREA MARKET VALUE																						
APT	338	100	338	32,862																						
BAS	842	100	842	81,864																						
DCK	586	10	59	5,736																						
FDG	338	60	203	19,737																						
FUS	832	100	832	80,891																						
UOP	24	20	5	486																						
USP	25	30	8	778																						
UST	25	45	11	1,070																						
TOTALS	3,010		2,298	223,424																						
EXTRA FEATURES					97056 PIRATES POINT RD, YULEE																					
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	0810	CONCRETE A	0	100	0	0	303.00	SF	6.50	6.50	100	1985	1985	3	49.5	975										
3	0300	BOAT DCK W	0	100	0	0	300.00	SF	8.00	8.00	100	1990	1990	3	20	480										
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160										
5	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00	4.00	100	1999	1999	3	79	6,908										
6	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2005	2005	3	27	182										
7	0303	FLT DOCK W	0	100	14	14	196.00	SF	26.00	26.00	100	2005	2005	3	44	2,242										
TOTAL OB/XF 11,947																										
LAND DESCRIPTION																										
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									
REVIEW DATE 11/14/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																										

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