LOTS 44 & 45
IN OR 1933/1779
PIRATES WOOD 4 UNR

ADAMS MICHAEL D SR & CAROLYN E/
97030 PIRATES POINT ROAD
YULEE, FL 32097

**2023**

**43-3N-28-509D-0044-0000**

## BUILDING CHARACTERISTICS

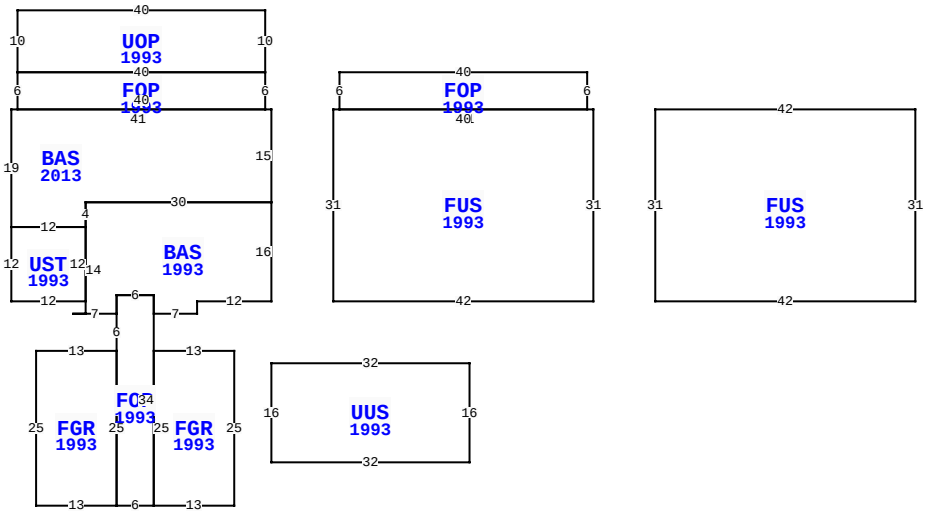
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 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 | 498 | 100 | 498 | 37,702 |
| BAS | 678 | 100 | 678 | 51,329 |
| FGR | 325 | 55 | 179 | 13,552 |
| FGR | 325 | 55 | 179 | 13,552 |
| FOP | 204 | 30 | 61 | 4,618 |
| FOP | 240 | 30 | 72 | 5,451 |
| FOP | 240 | 30 | 72 | 5,451 |
| FUS | 1,302 | 100 | 1,302 | 98,570 |
| FUS | 1,302 | 100 | 1,302 | 98,570 |
| UOP | 400 | 20 | 80 | 6,057 |
| TOTALS | 6,170 | | 4,744 | 359,153 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,744 | 81.7344 | 97.06 | 460,453 | 1988 | 1988 | 0 | 0 | 5 | 17.00 | 78.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 3780 HX Base Yr




** This building has 12 Sub-Areas

97030 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 | | 359,153 |
| TOTAL MARKET OB/XF VALUE | | 9,620 |
| TOTAL LAND VALUE - MARKET | | 289,000 |
| TOTAL MARKET VALUE | | 657,773 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 657,773 |
| TOTAL EXEMPTION VALUE | 13 | 657,773 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 657,773 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 554,880 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1707828 | REPAIR/RRF | 31,794 | 12/01/2017 |
| 2236 | H/AC | 6,000 | 09/18/1987 |
| 4524 | NEW CONSTR | 3,500 | 09/18/1987 |
| 4333 | NEW CONSTR | 99,294 | 09/01/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1933/1779 | 8/22/2014 | WD | Q | I | 01 | 350,000 |
| GRANTOR: LOHMAN FLOYD L & CHAR | | | | | | |
| GRANTEE: ADAMS MICHAEL D SR | | | | | | |
| 0524/0146 | 8/10/1987 | WD | Q | V | | 21,000 |
| GRANTOR: GERMANO RICHARD & D | | | | | | |
| GRANTEE: LOHMAN FLOYD & C B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W1 FOP=[YR=1993] N6 UOP=[YR=1993] N10 W40 S10 E40$ W40 S6 E40$ W41 S19UST=[YR=1993] S12 E12 N12 W12 $ E12 BAS=[YR=1993] S14 W2 E7 FOP=[YR=1993] S6 FGR=[YR=1993] W13 S25 E13 N25$ S25 E6FGR=[YR=1993] E13N25 W13 S25$ N34 W6 S3$ N3 E6 S3 E7 N2 E12 N16 W30 S4 $ N4 E30 N15$ PTR= E10 FUS=[YR=1993] E1 FOP=[YR=1993] N6 E40 S6 W40$ E41 S31W42 N31$ W10$ PTR=E62 FUS=[YR=1993] E42 S31 W42 N31$ W62$ PTR= S41UUS=[YR=1993] S16 E32 N16 W32$ N41$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 1988 | 1988 | 3 | 66 | 2,640 | |
| 2 | 1243 | WD DECK F | 0 | 100 | 8 | 4 | 32.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 20 | 51 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 350.00 | SF | 0.40 | 0.40 | 100 | 1988 | 1988 | 3 | 20 | 28 | |
| 4 | 0303 | FLT DOCK W | 0 | 100 | 0 | 0 | 160.00 | SF | 0.26 | 0.26 | 100 | 1990 | 1990 | 3 | 20 | 8 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 0 | 0 | 160.00 | SF | 0.26 | 0.26 | 100 | 1990 | 1990 | 3 | 20 | 8 | |
| 6 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 0.45 | 0.45 | 100 | 1990 | 1990 | 3 | 20 | 2 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,978.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 6,883 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,620

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.85 | 170,000.00 | 144,500.00 | 289,000 | | | | | | | |

REVIEW DATE 11/14/2018 BY KW Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/02/2023 BY SYS