LOT 46 IN OR 2493/534
PIRATES WOOD # 4 UNR

MASON JONATHAN W III & TERESSA C
97020 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0046-0000

BUILDING CHARACTERISTICS

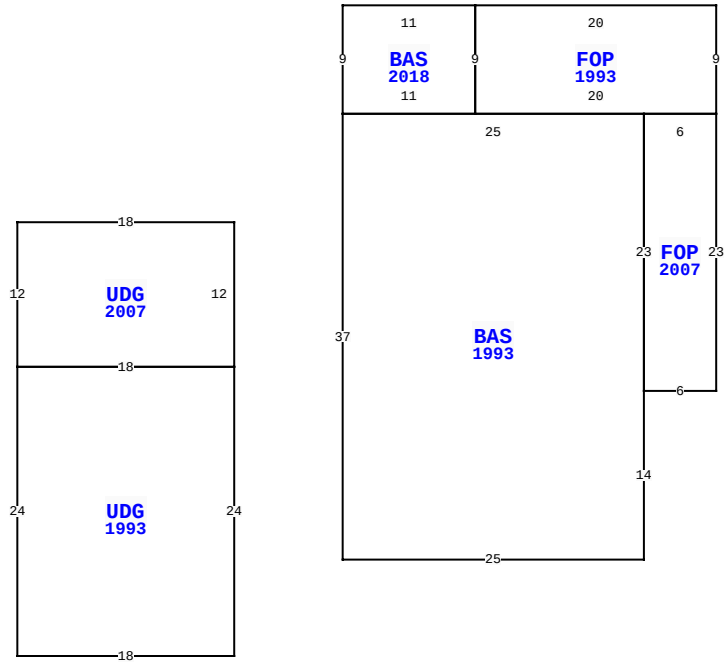
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	925	100	925	127,667
BAS	99	100	99	13,664
FOP	180	30	54	7,453
FOP	138	30	41	5,658
UDG	432	55	238	32,849
UDG	216	55	119	16,424
TOTALS	1,990		1,476	203,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,476	127.0206	150.84	222,640	1977	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1024 HX Base Yr 2022



97020 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		203,716
TOTAL MARKET OB/XF VALUE		8,707
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		382,423
SOH/AGL Deduction		174,375
ASSESSED VALUE		208,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,048
TOTAL JUST VALUE		382,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0534	9/01/2021	WD	Q	I	01	440,000
GRANTOR: HOPKINS JOHN R & LANE						
GRANTEE: MASON JONATHAN W II						
0346/0170	10/01/1981	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W20 BAS=[YR=2018] W11 S9 BAS=[YR=1993] S37 E25 N14 FOP=[YR=2007] E6 N23 W6 S23$ N23 W25$ E11 N9 $ S9 E20 N9$ PTR=W40 S30 UDG=[YR=1993] W18 S24 E18N24$ UDG=[YR=2007] N12 W18 S12 E18 $ N30 E40$.

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	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	100	1980	1980	3	20	1,568	
2	0300	BOAT DCK W	0	100	0	0	120.00	SF	40.00	40.00	100	1980	1980	3	20	960	
3	0300	BOAT DCK W	0	100	0	0	415.00	SF	40.00	40.00	100	1995	1995	3	24	3,984	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1995	1995	3	20	460	
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1995	1995	3	24	998	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300	
7	0350	CARPORT WD	0	100	12	14	168.00	SF	13.00	13.00	100	1995	1995	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 8,707

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							

REVIEW DATE 11/15/2018 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS