LOT 47
IN OR 1905/893
PIRATES WOOD 4 UNR

ROGGIE WAYNE & LISA
97012 PIRATES POINT RD
YULEE, FL 32097

2023

43-3N-28-509D-0047-0000

BUILDING CHARACTERISTICS

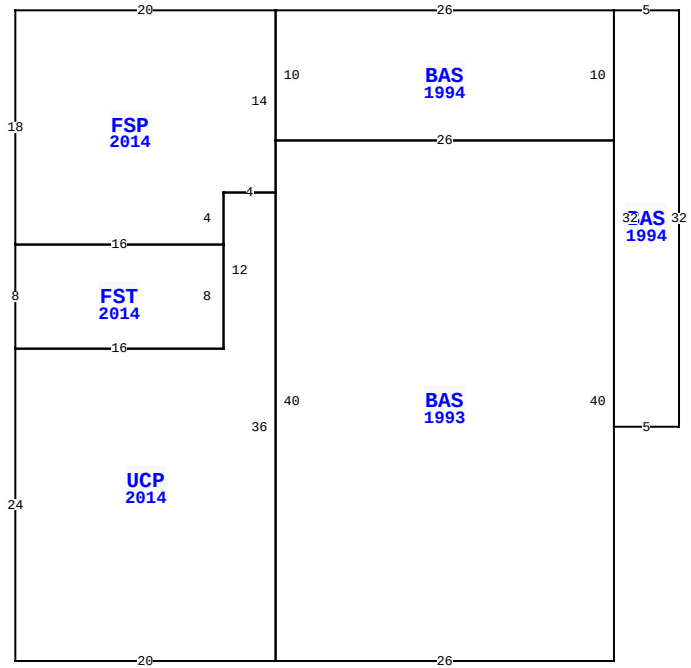
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06
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	1,040	100	1,040	101,449
BAS	160	100	160	15,608
BAS	260	100	260	25,362
FSP	344	40	138	13,462
FST	128	55	70	6,828
UCP	528	20	106	10,340
TOTALS	2,460		1,774	173,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	127.5350	115.10	204,187	1978	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1460 HX Base Yr 2015



97012 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		173,048
TOTAL MARKET OB/XF VALUE		21,286
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		364,334
SOH/AGL Deduction		198,862
ASSESSED VALUE		165,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,472
TOTAL JUST VALUE		364,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1413829	MTL ROOF	6,000	03/01/2014
B1428348	ADDITION	15,000	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0893	2/28/2014	QC	U	I	11	100
GRANTOR: MCDONALD ELLEN ETAL						
GRANTEE: ROGGIE WAYNE & LISA						
1279/1798	12/09/2004	WD	Q	I		201,500
GRANTOR: MCDONALD ELLEN &						
GRANTEE: MCDONALD ELLEN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 BAS=[YR=1994] W26 FSP=[YR=2014] W20 S18 FST=[YR=2014] S8 UCP=[YR=2014] S24 E20 BAS=[YR=1993] E26 N40 W26 S40 $N36 W4 S12 W16$ E16 N8 W16 $ E16 N4 E4 N14 $ S10 E26 N10$ S32 E5 N32 $.

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
2	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	2004	2004	3	24	960	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2008	2008	3	56	14,280	
5	0845	KOOL DECK	0	100	0	0	804.00	SF	7.25	7.25	100	2008	2008	3	90	5,246	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 21,286

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