LOT 50 & PT OF LOT 51
IN OR 1341/1350 & OR 1915/1444
PIRATES WOOD 4 UNR

DAVIS JOHN P
97604 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0050-0000

BUILDING CHARACTERISTICS

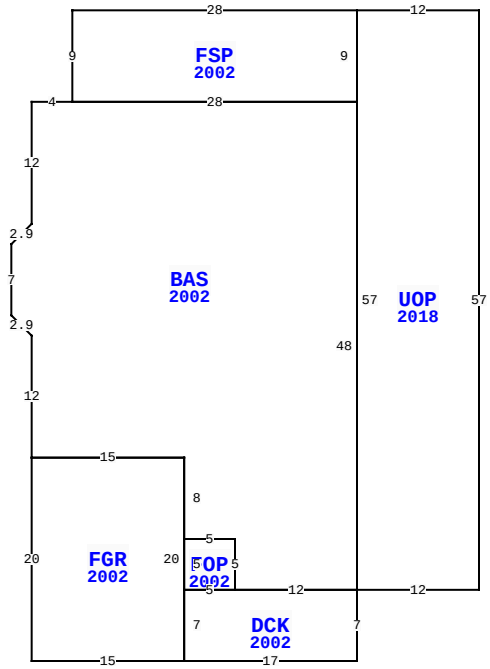
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,334	100	1,334	151,322
DCK	119	10	12	1,361
FGR	300	55	165	18,717
FOP	25	30	8	908
FSP	252	40	101	11,457
UOP	684	20	137	15,541
TOTALS	2,714		1,757	199,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	139.2650	125.69	220,837	2002	2002	0	0	0	9.75	90.25

2 SINGLE FAM – 100% - 2006 Heated Area: 1334 HX Base Yr 2006



97604 PIRATES WAY, 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		199,305
TOTAL MARKET OB/XF VALUE		8,089
TOTAL LAND VALUE - MARKET		285,600
TOTAL MARKET VALUE		492,994
SOH/AGL Deduction		269,843
ASSESSED VALUE		223,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,151
TOTAL JUST VALUE		492,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209189	NEW CONSTR	112,912	01/01/2002
8524	GARAGE	7,480	11/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1444	4/16/2014	WD	U	V	37	54,000
GRANTOR: SAMMONS ROBERT WAYNE						
GRANTEE: DAVIS JOHN P						
1341/1350	8/15/2005	WD	Q	I		290,000
GRANTOR: JUMP LUCY W & ERIC C						
GRANTEE: DAVIS JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W12 FSP=[YR=2002] W28 S9 BAS=[YR=2002] W4 S12 L2 D2 S7 D2 R2 S12 FGR=[YR=2002] S20 E15 DCK=[YR=2002] E17 N7 W12 FOP=[YR=2002] N5 W5 S5 E5 $ W5 S7 $N20 W15 $ E15 S8 E5 S5 E12 N48W28 $ E28 N9$ S57 E12 N57$.

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	0812	CONCRETE C	0	100	76	18	1,368.00	SF	4.00	4.00	100	2002	2002	3	83	4,542	
4	0300	BOAT DCK W	0	100	0	0	554.00	SF	12.00	12.00	100	2005	2005	3	44	2,925	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	13.50	13.50	100	2005	2005	3	27	73	
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	7.80	7.80	100	2005	2005	3	44	549	

LAND DESCRIPTION

TOTAL OB/XF 8,089

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							
2	000131	C	SFR CANAL	100		RS-1	0.00	0.00	0.68	LT		1.00	1.00	1.00	170,000.00	170,000.00	115,600							

REVIEW DATE 10/29/2018 BY KW Total Acres: 0.00 Total Land Value: 285,600 Market: 0 Agricultural: 0 Common: 285,600 PRINTED 08/02/2023 BY SYS