

LOT 52 & PT OF LOT 51
IN OR 909/1371 & OR 1915/1447
PIRATES WOOD #4 S/D UNR

WATSON HARVEY K
97586 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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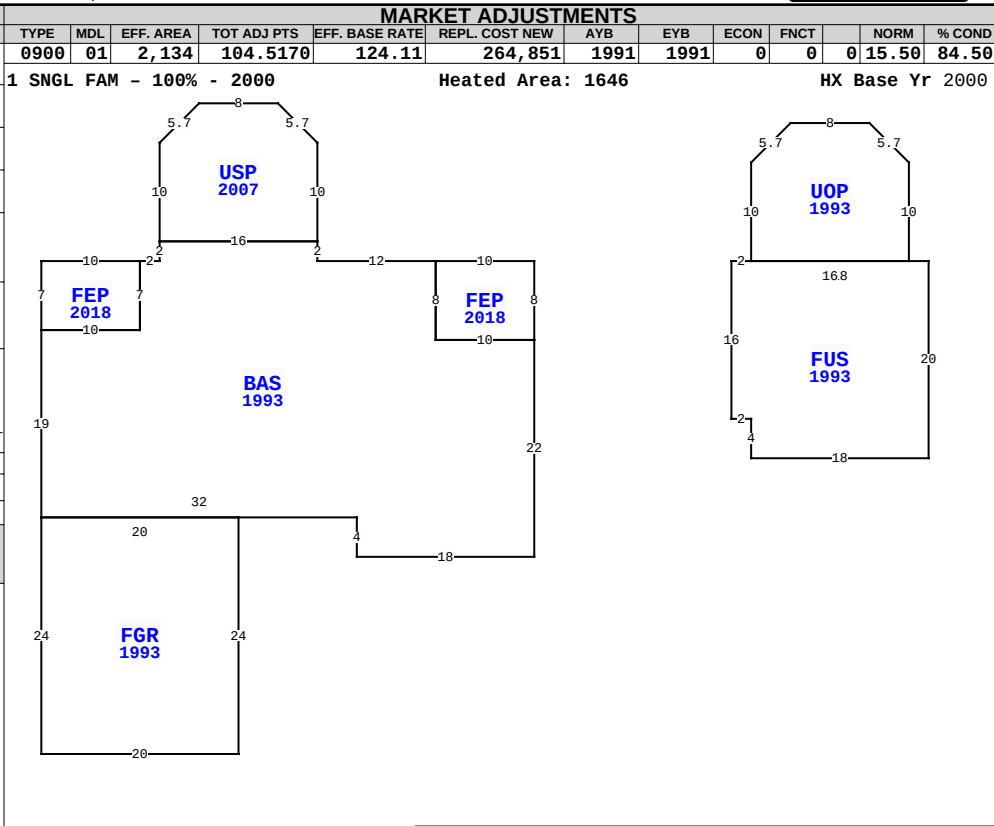
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	131,511
FEP	70	80	56	5,873
FEP	80	80	64	6,712
FGR	480	55	264	27,686
FUS	392	100	392	41,110
UOP	208	20	42	4,405
USP	208	30	62	6,502
TOTALS	2,692		2,134	223,799

EXTRA FEATURES				
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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	396.00	SF	6.50	6.50	100	1988	1988	3	57	1,467	
2	1242	WD DECK A	0	100	24	30	720.00	SF	10.00	10.00	100	1990	1990	3	20	1,440	
3	0300	BOAT DCK W	0	100	0	0	450.00	SF	40.00	40.00	100	2000	2000	3	29	5,220	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1998	1998	3	20	800	
5	0811	CONCRETE B	0	100	0	0	1,490.00	SF	5.20	5.20	100	1998	1998	3	77	5,966	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
7	0311	WD GANG WY	0	100	0	0	14.00	SF	45.00	45.00	100	2005	2005	3	27	170	
8	0303	FLT DOCK W	0	100	15	15	225.00	SF	26.00	26.00	100	2005	2005	3	44	2,574	
9	0303	FLT DOCK W	0	100	9	9	81.00	SF	26.00	26.00	100	2005	2005	3	44	927	
10	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2005	2005	3	27	505	

LAND DESCRIPTION																	
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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
2	000131	C	SFR CANAL	100		RS-1	0.00	0.00	0.32	LT		1.00	1.00	1.00	170,000.00	170,000.00	54,400



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	
19,369																	

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				223,799	
TOTAL MARKET OB/XF VALUE				20,665	
TOTAL LAND VALUE - MARKET				224,400	
TOTAL MARKET VALUE				468,864	
SOH/AGL Deduction				254,168	
ASSESSED VALUE				214,696	
TOTAL EXEMPTION VALUE		HX HB WR		55,000	
BASE TAXABLE VALUE				159,696	
TOTAL JUST VALUE				468,864	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				334,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3769	H/AC	4,601	05/13/1991
7077	NEW CONSTR	61,195	03/13/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2072/0906	8/15/2016	QC U	I	98	
GRANTOR: WATSON HARVEY K & ADR					
GRANTEE: WATSON DAVID J ETAL					
1915/1447	4/16/2014	WD U	V	37	26,000
GRANTOR: SAMMONS ROBERT WAYNE					
GRANTEE: WATSON HARVEY K & A					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FEP=[YR=2018] W10 BAS=[YR=1993] W12 N2 USP=[YR=2007] N10 U4 L4 W8 D4 L4 S10 E16\$ W16 S2 W2 FEP=[YR=2018] W10 S7 E10 N7\$ S7 W10 S19 FGR=[YR=1993] S24 E20 N24W20\$ E32 S4 E18 N22 W10 N8\$ S8E10 N8\$ PTR=E20 FUS=[YR=1993] E2 UOP=[YR=1993] N10 U4 R4 E8 D4 R4 S10 W16\$ E18 S20 W18 N4 W2 N16\$ W20\$.																	

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