LOT 55
PIRATES WOOD # 4 UNR

WILD KENNETH S JR & KIMBERLY P
97540 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

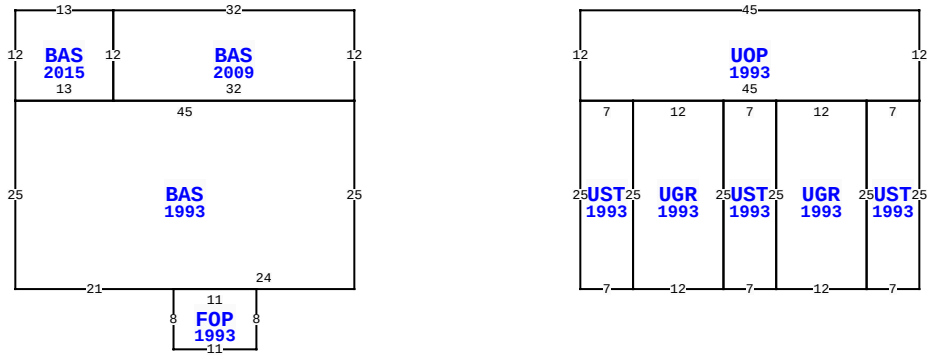
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	125,018
BAS	384	100	384	42,672
BAS	156	100	156	17,335
FOP	88	30	26	2,889
UGR	300	45	135	15,002
UGR	300	45	135	15,002
UOP	540	20	108	12,002
UST	175	45	79	8,779
UST	175	45	79	8,779
UST	175	45	79	8,779
TOTALS	3,418		2,306	256,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,306	108.1822	128.47	296,252	1973	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 1665 HX Base Yr 2023



97540 PIRATES WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,282
TOTAL MARKET OB/XF VALUE		29,911
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		462,193
SOH/AGL Deduction		0
ASSESSED VALUE		462,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		412,193
TOTAL JUST VALUE		462,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0907	10/04/2021	WD	Q	I	01	417,500
GRANTOR: JONES JONI & HENRY AB						
GRANTEE: WILD KENNETH S JR &						
1570/0288	6/05/2008	QC	U	I	01	100
GRANTOR: BRANAN THOMAS D						
GRANTEE: BRANAN JONI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W32 BAS=[YR=2015] W13 S12 BAS=[YR=1993] S25 E21 FOP=[YR=1993] S8 E11 N8 W11 $ E24 N25 W45 $ E13 N12 $ S12 E32 N12 $ PTR=E30 UOP=[YR=1993] E45 S12 UST=[YR=1993] S25 W7 UGR=[YR=1993] W12 UST=[YR=1993] W7 UGR=[YR=1993] W12 UST=[YR=1993] W7 N25 E7 S25 $ N25 E12 S25 $ N25 E7 S25 $ N25 E12 S25 $ N25 E7 $ W45 N12 $ W30 $.

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	0861	POOL GUNIT	0	100	14	33	462.00	SF	85.00	85.00	100	1982	1982	3	20	7,854	
2	0300	BOAT DCK W	0	100	0	0	510.00	SF	24.00	24.00	100	1982	1982	3	20	2,448	
3	0845	KOOL DECK	0	100	108	4	432.00	SF	7.25	7.25	100	1982	1982	3	41	1,284	
4	1242	WD DECK A	0	100	0	0	564.00	SF	10.00	10.00	100	1988	1988	3	20	1,128	
5	0812	CONCRETE C	0	100	0	0	3,315.00	SF	3.60	3.60	100	1982	1982	3	41	4,893	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
7	0858	SCULP CONC	0	100	0	0	196.00	SF	13.00	13.00	100	2000	2000	3	94	2,395	
8	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2005	2005	3	27	497	
9	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2005	2005	3	44	1,830	
10	0803	ASPHALT C	0	100	0	0	3,880.00	SF	1.50	1.50	100	2001	2001	3	50	2,910	

TOTAL OB/XF 27,129

LAND DESCRIPTION

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	0006	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 10/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

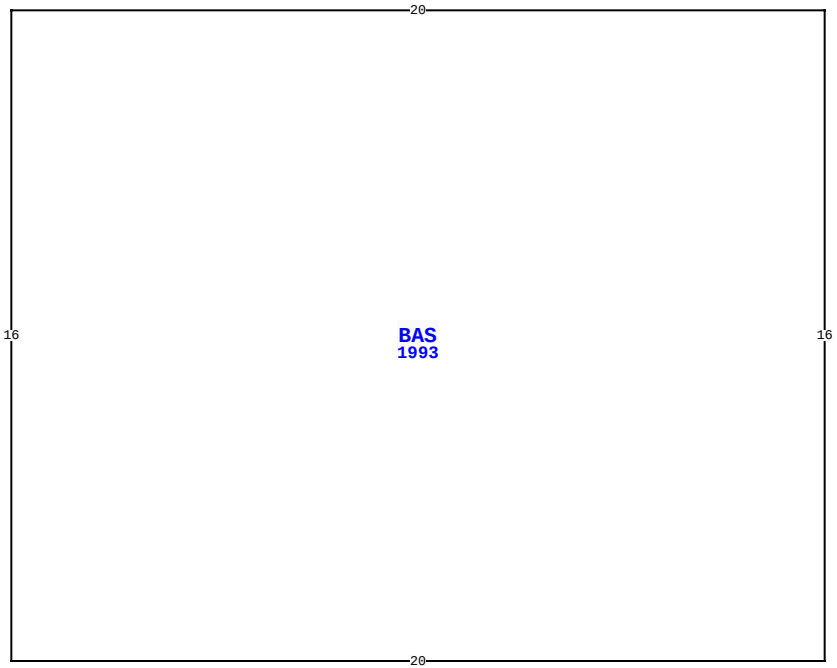
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	6,024
TOTALS	320		320	6,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	320	107.5800	37.65	12,048	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 320 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

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1570/0288	6/05/2008	QC	U	I	01	100
GRANTOR: BRANAN THOMAS D						
GRANTEE: BRANAN JONI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S16 E20 N16 $.

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
11	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2006	2006	3	88	2,782	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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

REVIEW DATE 10/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS