LOT 56
IN OR 599 PG 436
PIRATES WOOD 4 UNR

BRANAN CHARLES R
97528 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

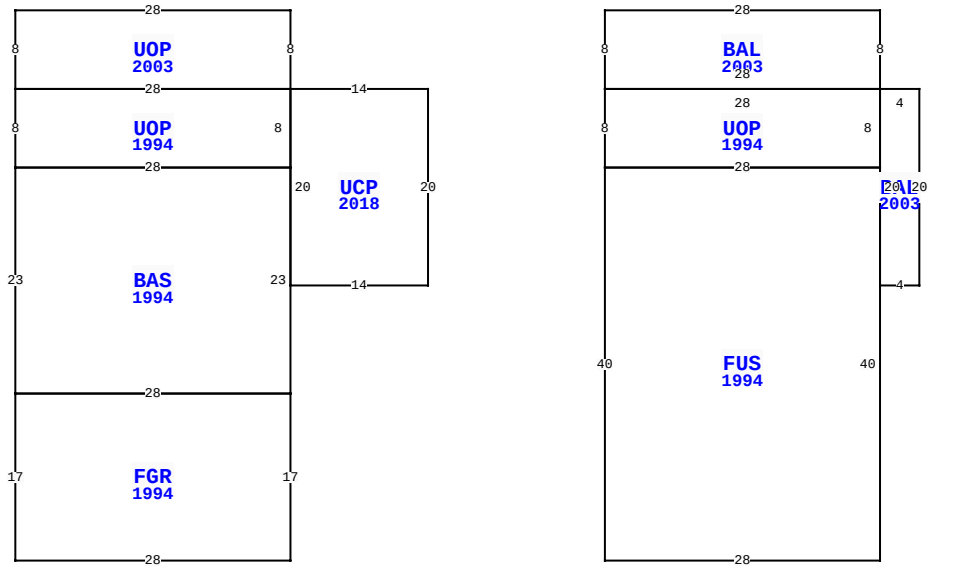
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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
BAL	80	15	12	1,195
BAL	224	15	34	3,385
BAS	644	100	644	64,121
FGR	476	55	262	26,086
FUS	1,120	100	1,120	111,515
UCP	280	20	56	5,576
UOP	224	20	45	4,481
UOP	224	20	45	4,481
UOP	224	20	45	4,481
TOTALS	3,496		2,263	225,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	127.9145	115.44	261,241	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1764 HX Base Yr 1995



97528 PIRATES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,320
TOTAL MARKET OB/XF VALUE		3,471
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		398,791
SOH/AGL Deduction		251,501
ASSESSED VALUE		147,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,290
TOTAL JUST VALUE		398,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6597	NEW CONSTR	54,572	07/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0599/0436	6/08/1990	WD	U	V	01	15,000
GRANTOR: BRANAN THOMAS & JONI						
GRANTEE: BRANAN CHARLES R						
0505/0047	12/01/1986	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2018] W14 UOP=[YR=2003] N8 W28 S8 E28$ UOP=[YR=1994] W28 S8 BAS=[YR=1994] S23 FGR=[YR=1994] S17 E28 N17 W28$ E28 N23 W28$ E28 N8$ S20 E14 N20$ PTR=E50 BAL=[YR=2003] W4 BAL=[YR=2003] N8 W28 S8 E28$ UOP=[YR=1994] W28 S8 FUS=[YR=1994] S40 E28 N40 W28$ E28 N8$ S20 E4 N20$ W50$.

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	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	1994	1994	3	70	3,407	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1996	1996	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 3,471

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