LOTS 58 & 57
IN OR 2353/454
PIRATES WOOD #4 UNR

OWEN TAYLOR EASON & MARY-KATHERINE HAGOOD
97504 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0058-0000

BUILDING CHARACTERISTICS

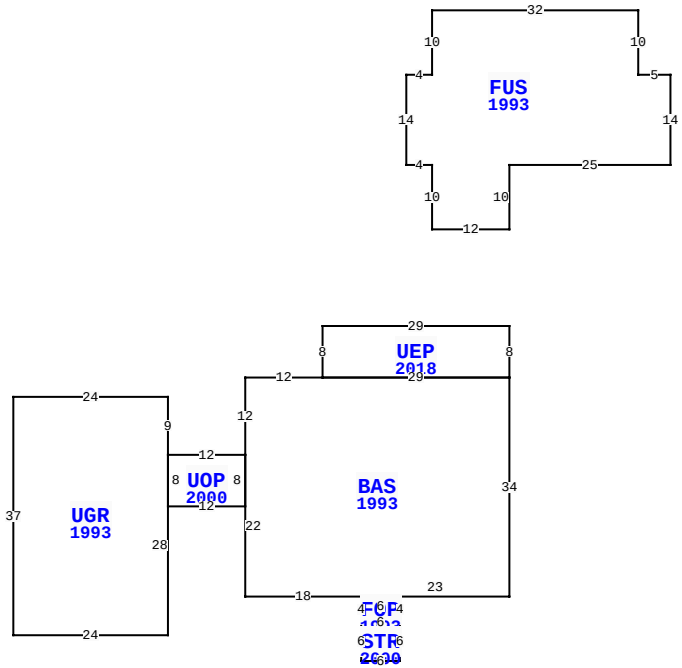
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,394	100	1,394	93,267
FOP	24	30	7	468
FUS	1,014	100	1,014	67,843
STR	36	10	4	268
UEP	232	60	139	9,300
UGR	888	45	400	26,762
UOP	96	20	19	1,271
TOTALS	3,684		2,977	199,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,977	76.3938	90.72	270,073	1987	1987	0	0	0	26.25	73.75

1 SNGL FAM – 100% - 2021 Heated Area: 2408 HX Base Yr 2021



97504 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		199,179
TOTAL MARKET OB/XF VALUE		9,044
TOTAL LAND VALUE - MARKET		289,000
TOTAL MARKET VALUE		497,223
SOH/AGL Deduction		188,498
ASSESSED VALUE		308,725
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,725
TOTAL JUST VALUE		497,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P03822	REMODEL	3,834	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0454	4/09/2020	WD	Q	I	01	325,000
GRANTOR: BENNETT THOMAS J						
GRANTEE: OWEN TAYLOR EASON &						
0514/0446	4/02/1987	WD	Q	V		0
GRANTOR: BARR AMY H						
GRANTEE: BENNETT THOMAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2018] W29 S8 BAS=[YR=1993] W12 S12 UOP=[YR=2000] W12 UGR=[YR=1993] N9 W24 S37 E24 N28$ S8 E12 N8$ S22 E18 FOP=[YR=1993] S4 STR=[YR=2000] S6 E6 N6 W6$ E6 N4 W6$ E23 N34 W29$ E29 N8$ PTR= N25 E25 FUS=[YR=1993] N14 W5 N10 W32 S10 W4 S14 E4 S10E12N10 E25 $ S25 W25 $.

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	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1989	1989	3	20	320	
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	1987	1987	3	54.5	531	
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	
6	0811	CONCRETE B	0	100	0	0	1,419.00	SF	5.20	5.20	100	2001	2001	3	82	6,051	
7	0803	ASPHALT C	0	100	0	0	1,806.00	SF	2.00	2.00	100	2001	2001	3	50	1,806	

LAND DESCRIPTION

TOTAL OB/XF 9,044

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	2.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	289,000							

REVIEW DATE 10/29/2018 BY KW Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/02/2023 BY SYS