

LOTS 59 & 60
IN OR 788/1103
PIRATES WOOD 4 UNR

MEADOWS EDWARD B & JANET J
97482 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0059-0000



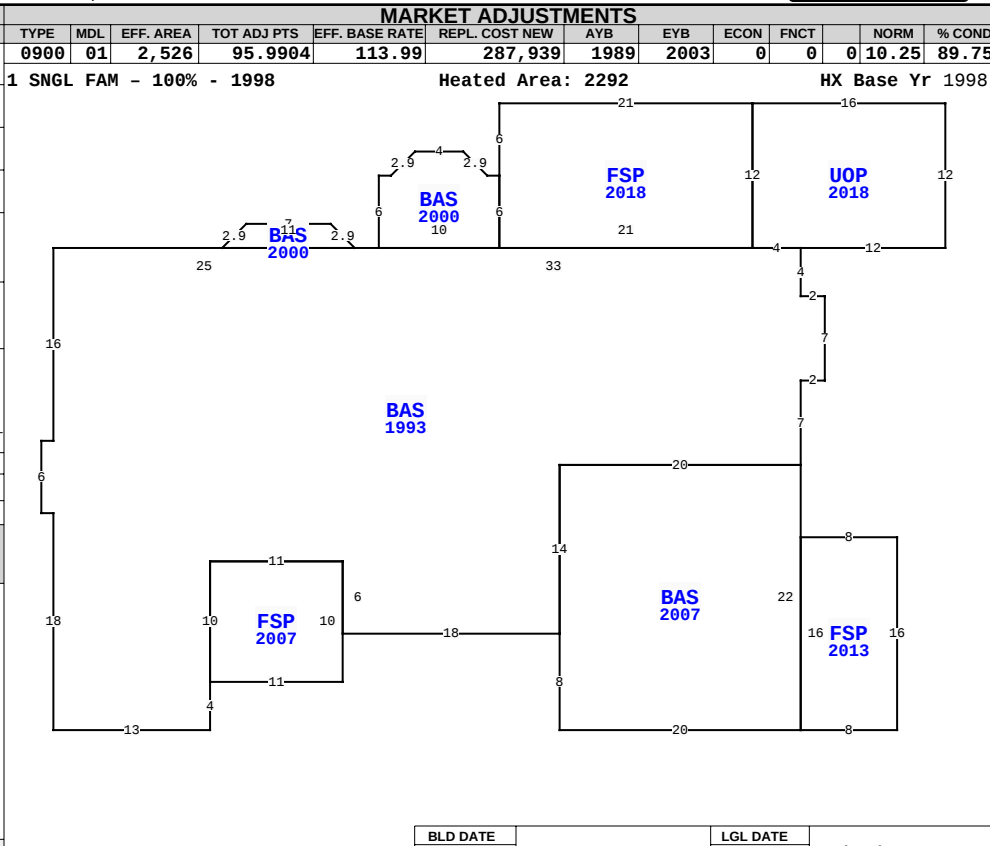
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	1,762	100	1,762	180,263
BAS	18	100	18	1,842
BAS	72	100	72	7,366
BAS	440	100	440	45,015
FSP	110	40	44	4,502
FSP	128	40	51	5,217
FSP	252	40	101	10,333
UOP	192	20	38	3,888
TOTALS	2,974		2,526	258,425

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0812	CONCRETE C	0 100	0	0	1,902.00	SF	4.00	4.00
5	0825	BRICK	0 100	0	0	132.00	SF	12.50	12.50
6	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	2.00



97482 PIRATES WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
10,449									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	100		RS-1	0.00	0.00	2.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					258,425				
TOTAL MARKET OB/XF VALUE					10,449				
TOTAL LAND VALUE - MARKET					289,000				
TOTAL MARKET VALUE					557,874				
SOH/AGL Deduction					324,189				
ASSESSED VALUE					233,685				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					183,685				
TOTAL JUST VALUE					557,874				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					382,452				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R204600	REPAIR/RRF	16,224	06/01/2020
B007705	REPAIR/RRF	11,000	11/01/2000
5702	NEW CONSTR	60,096	05/04/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0788/1103	3/26/1997	WD	Q	I		163,000			
GRANTOR: MARTIN STELLA									
GRANTEE: MEADOWS EDWARD B &									
0562/0048	1/27/1989	WD	U	V	09	22,500			
GRANTOR: CLAXTON PHYLIS B									
GRANTEE: MARTIN ROBERT D & S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2018] E12 N12 W16 S12 E4\$ BAS=[YR=1993] W4									
FSP=[YR=2018] N12 W21 S6 BAS=[YR=2000] W1 U2 L2 W4 D2 L2									
W1 S6 E10 N6\$ S6 E21\$ W33 BAS=[YR=2000] U2 L2 W7 D2 L2									
E11 \$ W25 S16 W1 S6 E1 S18 E13 N4 FSP=[YR=2007] E11 N10 W11									
S10\$ N10 E11 S6 E18 BAS=[YR=2007] S8 E20 FSP=[YR=2013] E8									
N16 W8 S16 \$ N22 W20 S14\$ N14 E20 N7 E2 N7 W2 N4\$.									