LOT 64
IN OR 575 PG 87
PIRATES WOOD #4 UNR

JOHNSON J LAWSON
PO BOX 1194
YULEE, FL 32041-1194

2023

43-3N-28-509D-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

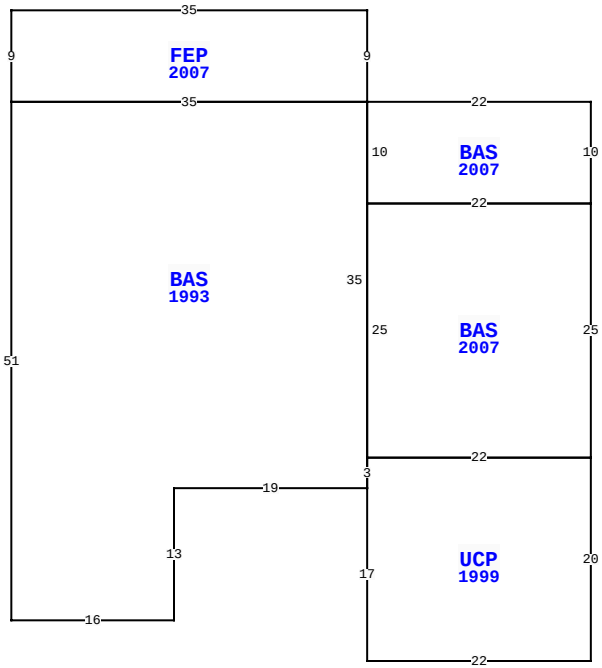
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,538	100	1,538	136,854
BAS	220	100	220	19,576
BAS	550	100	550	48,940
FEP	315	80	252	22,423
UCP	440	20	88	7,831
TOTALS	3,063		2,648	235,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,648	137.8896	124.45	329,544	1980	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1989 Heated Area: 2308 HX Base Yr 1989



97420 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		235,624
TOTAL MARKET OB/XF VALUE		12,336
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		417,960
SOH/AGL Deduction		229,673
ASSESSED VALUE		188,287
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		133,287
TOTAL JUST VALUE		417,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0575/0087	7/24/1989	PR	U	I	01	100
GRANTOR:						
GRANTEE:						
0232/0633	2/01/1977	WD	U	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S51 E16 N13 E19 UCP=[YR=1999] S17 E22 N20 W22 S3 $ N3 BAS=[YR=2007] E22 N25 BAS=[YR=2007] N10 W22 S10E22$ W22S25$ N35$ FEP=[YR=2007] N9 W35 S9E35$.

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	660.00	SF	5.20	5.20	100	1980	1980	3	35	1,201	
2	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	2001	2001	3	30	7,800	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2005	2005	3	27	194	
4	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	2005	2005	3	44	2,196	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	540	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405	

LAND DESCRIPTION

TOTAL OB/XF 12,336

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 10/30/2018 BY KWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS