LOT 65
IN OR 1898/1245
PIRATES WOOD 4 UNR

FALKEY PAUL & CYNTHIA
97402 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

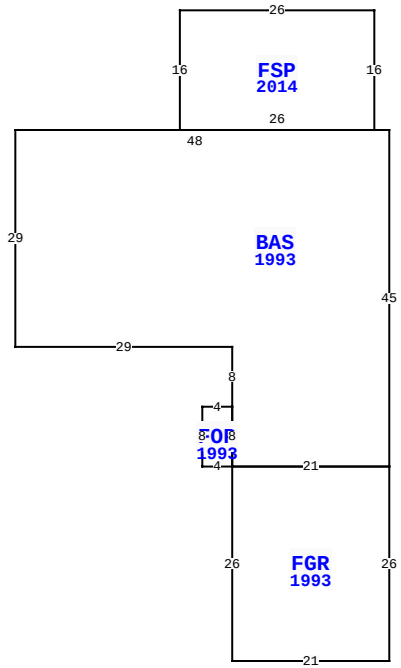
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,786	100	1,786	167,183
FGR	546	55	300	28,082
FOP	32	30	10	936
FSP	416	40	166	15,539
TOTALS	2,780		2,262	211,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	110.2500	130.92	296,141	1977	1985	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2015 Heated Area: 1786 HX Base Yr 2015



97402 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		211,741
TOTAL MARKET OB/XF VALUE		27,914
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		409,655
SOH/AGL Deduction		297,898
ASSESSED VALUE		111,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,757
TOTAL JUST VALUE		409,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429007	SCRNROOM	33,923	06/01/2014
980751	REPAIR/RRF	3,300	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/1245	1/14/2014	WD	Q	I	02	217,000
GRANTOR: HOWARD JOHN CHARLES						
GRANTEE: FALKEY PAUL & CYNTH						
1604/1391	12/17/2008	QC	U	I	06	225,000
GRANTOR: TILLMAN LINDA G ETAL						
GRANTEE: HOWARD JOHN CHARLES						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
2	0940	SHEDS/PORT	0	100	22	14	308.00	SF	30.00	30.00	100	1983	1983	3	20	1,848	
4	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2014	2014	3	95	371	
5	0300	BOAT DCK W	0	100	140	4	560.00	SF	50.00	50.00	100	2010	2010	3	64	17,920	
6	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2010	2010	3	50	338	
7	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	2010	2010	3	64	3,195	
8	0351	CARPORT MT	0	100	22	24	528.00	SF	7.50	7.50	100	2014	2014	3	70	2,772	

BUILDING DIMENSIONS

BAS=[YR=1993] W2FSP=[YR=2014] N16 W26 S16 E26 $ W48 S29 E29 S8 FOP=[YR=1993] W4 S8 E4N8$ S8 FGR=[YR=1993] S26 E21 N26W21$ E21 N45$.

LAND DESCRIPTION

TOTAL OB/XF 27,914

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