

LOT 66
IN OR 825/1609
PIRATES WOOD 4 UNR

YATES VICTOR F & MARY C
97390 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0066-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	12	CEDAR 100	0900	01	2,643	108.9840	129.42	342,057	1985	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1999													Heated Area: 2076										
Roof Cover	12	MODULAR MT 100	HX Base Yr 1999																							
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		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
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	1,090	100	1,090	118,497																						
BAS	290	100	290	31,527																						
DCK	95	10	10	1,087																						
FEP	80	80	64	6,958																						
FGR	609	55	335	36,419																						
FGR	288	55	158	17,176																						
FUS	696	100	696	75,664																						
TOTALS			3,148	2,643	287,328																					
EXTRA FEATURES			97390 PIRATES WAY, YULEE																							
L N	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	1985	1985	3	60	2,100										
2	0811	CONCRETE B	0	100	0	0	1,807.00	SF	5.20	5.20	100	1990	1990	3	62	5,826										
3	0300	BOAT DCK W	0	100	0	0	995.00	SF	40.00	40.00	100	1990	1990	3	20	7,960										
4	1242	WD DECK A	0	100	0	0	925.00	SF	10.00	10.00	100	1990	1990	3	20	1,850										
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000										
6	0812	CONCRETE C	0	100	0	0	1,763.00	SF	4.00	4.00	100	2000	2000	3	80	5,642										
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300										
8	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00	115.00	100	2000	2000	3	20	414										
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	29	1,206										
TOTAL OB/XF 26,298																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																										