

LOT 67
IN OR 299 PG 358
PIRATES WOOD 4 UNR

BERRYHILL ALMA F EST/ARNOLD HUGH D & BONNIE B
PO BOX 524
NAHUNTA, GA 31553

2023

43-3N-28-509D-0067-0000



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	05	AVERAGE 100	0100	01	1,436	124.6960	112.54	161,607	1976	1976	0	0	0	18.75	81.25	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1256														
Roof Cover	03	COMP SHNGL 100	HX Base Yr																											
Interior Wall	05	DRYWALL 100	BAS 1993													FUS 1993														
Interior Floop	14	CARPET 100	UGR 1993																											
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	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			05	Quality Level 05																										
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	860	100	860	78,637																										
FUS	396	100	396	36,210																										
UGR	391	45	176	16,093																										
UOP	8	20	2	183																										
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TOTALS			1,663	1,436	131,306																									
EXTRA FEATURES			97376 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	0811	CONCRETE B	0	0	0	0	1,278.00	SF	5.20	5.20	100	1980	1980	3	35	2,326														
2	0300	BOAT DCK W	0	0	0	0	265.00	SF	24.00	24.00	100	2000	2000	3	29	1,844														
TOTAL OB/XF																		4,170												
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	0		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																														