LOT 68 & E1/2 OF LOT 69
IN OR 802/408
FPL ESMT IN OR 966/425

POTEAT SHIRLEY A
97358 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

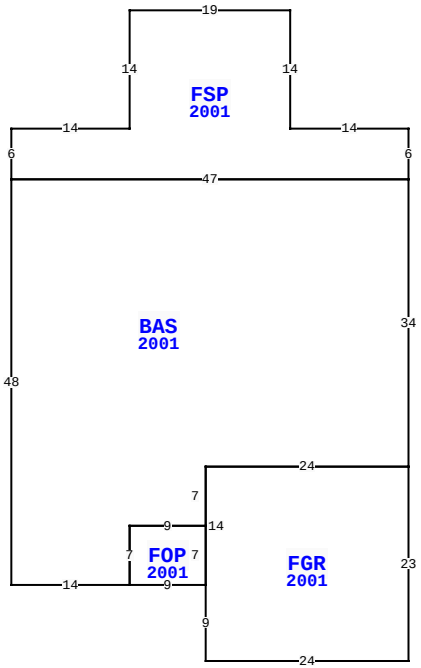
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	1,857	199,308
FGR	552	55	304	32,628
FOP	63	30	19	2,039
FSP	548	40	219	23,504
TOTALS	3,020		2,399	257,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,399	100.9890	119.92	287,688	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 1857 HX Base Yr 2003



97358 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		257,481
TOTAL MARKET OB/XF VALUE		14,318
TOTAL LAND VALUE - MARKET		216,750
TOTAL MARKET VALUE		488,549
SOH/AGL Deduction		240,728
ASSESSED VALUE		247,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,821
TOTAL JUST VALUE		488,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007186	NEW CONSTR	120,169	06/01/2000
984354	TEMP POLE	0	05/01/1998
95-2025	TEMP POLE	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0802/0408	8/06/1997	WD	U	V	09	46,500
GRANTOR: HINSON JAMES W JR & E						
GRANTEE: POTEAT SHIRLEY A						
0531/0074	11/13/1987	MS	U	V		30,000
GRANTOR: LAVENDER WM & JORENE						
GRANTEE: HINSON JAMES JR & E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W14 N14 W19 S14 W14 S6 BAS=[YR=2001] S48 E14
FOP=[YR=2001] E9 FGR=[YR=2001] S9 E24 N23 W24 S14 $ N7 W9
S7 $ N7 E9 N7 E24 N34 W47 $ E47 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,238.00	SF	4.00	4.00	100	2001	2001	3	82	4,061	
2	0300	BOAT DCK W	0	100	0	0	416.00	SF	40.00	40.00	100	2001	2001	3	30	4,992	
3	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	100	2005	2005	3	27	5,265	

LAND DESCRIPTION

TOTAL OB/XF 14,318

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	1.50	LT		1.00	1.00	0.85	170,000.00	144,500.00	216,750							

REVIEW DATE 10/30/2018 BY KW Total Acres: 0.00 Total Land Value: 216,750 Market: 0 Agricultural: 0 Common: 216,750 PRINTED 08/02/2023 BY SYS