

W1/2 OF LOT 69 & ALL OF LOT 70
IN OR 487 PG 1160
PIRATES WOOD #4 UNR

DEMERS BENOIT N
97340 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0069-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	28	15	4	473
BAS	983	100	983	116,292
BAS	187	100	187	22,122
BAS	88	100	88	10,411
BAS	462	100	462	54,656
FOP	230	30	69	8,163
FOP	288	30	86	10,174
FUS	442	100	442	52,290

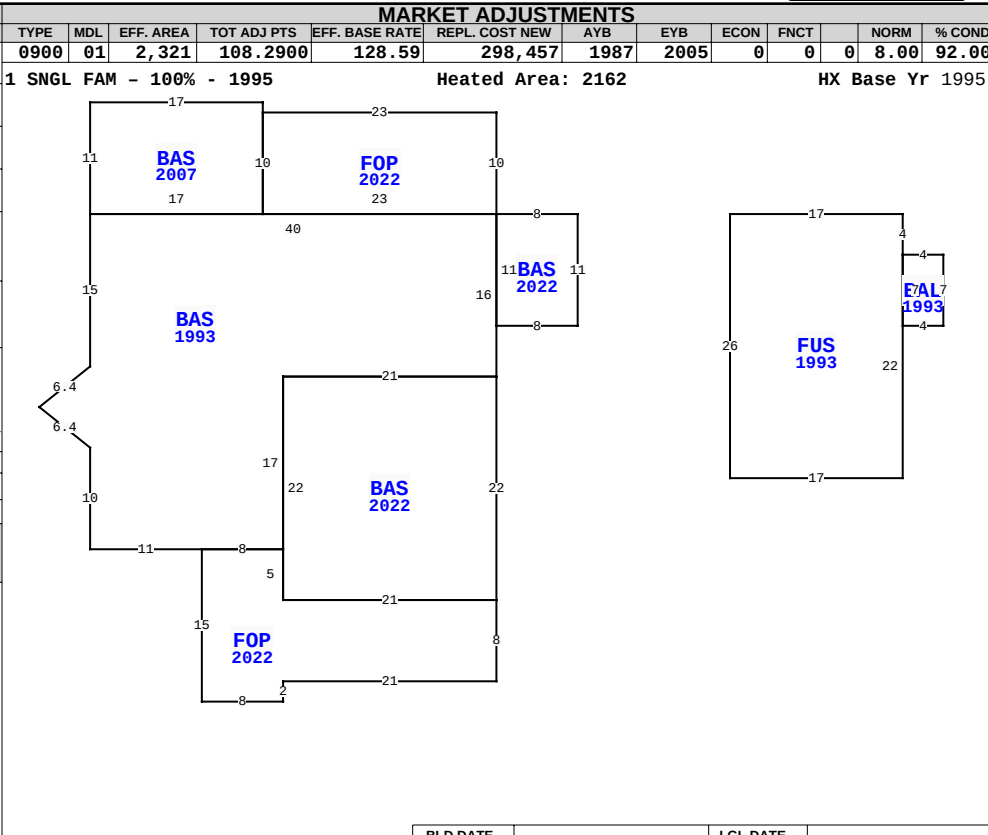
TOTALS	2,708		2,321	274,580
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,066.00	SF	5.20	5.20	100	1987	1987	3	54.5	3,021	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,238	
3	1242	WD DECK A	0	100	11	18	198.00	SF	10.00	10.00	100	2005	2005	3	27	535	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	100	1987	1987	3	20	528	
7	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2000	2000	3	29	6,334	
8	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1994	1994	3	23	1,150	
9	0920	CWALL-WD/M	0	100	0	0	75.00	LF	390.00	390.00	100	2005	2005	3	27	7,898	

LAND DESCRIPTION			TOTAL OB/XF 22,944														
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
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	11/08/2022	BY	DJ
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97340 PIRATES WAY, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/16/2023
	INC DATE		AG DATE	MLU

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REVIEW DATE	11/08/2022	BY	DJ
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Total Acres:	0.00	Total Land Value:	216,750	Market:	0	Agricultural:	0	Common:	216,750
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NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	287,378			
TOTAL MARKET OB/XF VALUE	22,944			
TOTAL LAND VALUE - MARKET	216,750			
TOTAL MARKET VALUE	527,072			
SOH/AGL Deduction	262,529			
ASSESSED VALUE	264,543			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	214,543			
TOTAL JUST VALUE	527,072			
NCON VALUE	84,357			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	322,328			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107714	CLOSE IN FGR/ FOP	75,000	08/01/2021
B2102356	(150 WINDWS (2) D	18,581	03/01/2021
B204103	ADDITION	21,252	06/01/2020
5253	GARAGE	10,608	10/20/1988
3701	NEW CONSTR	40,460	11/07/1986

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GRANTOR:	
GRANTEE:	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W8 FOP=[YR=2022] N10 W23 BAS=[YR=2007] N1 W17 S11BAS=[YR=1993] S15 D4 L5 R5 D4 S10 E11 FOP=[YR=2022] S15 E8 N2 E21 N8 BAS=[YR=2022] N22 W21 S22 E21\$ W21 N5 W8\$ E8 N17 E21 N16 W40\$ E17 N10\$ S10 E23\$ S11 E8 N11\$ PTR=E15FUS=[YR=1993] E17 S4 BAL=[YR=1993] E4 S7 W4 N 7 \$ S22 W17N26 \$ W15 \$.			

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