

LOT 73
IN OR 2348/601
PIRATES WOOD #4 UNR

POCHER JOSEPH S/MAY CHARLENE A
4850 GLACIER HWY #D4
JUNEAU, AK 99801

2023

43-3N-28-509D-0073-0000



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													
Exterior Wall	12	CEDAR 100	0100	01	3,410	113.2060	102.17	348,400	1988	1992	0	0	0	15.00	85.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													STANDARD												
Roof Cover	03	COMP SHNGL 100	Heated Area: 3164													Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100	HX Base Yr													BUILDING MARKET VALUE 296,140												
Interior Floo	08	SHT VINYL 50														TOTAL MARKET OB/XF VALUE 24,574												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET 127,500												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 448,214												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 99,962												
Bedrooms	3	100														ASSESSED VALUE 348,252												
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 348,252												
Stories	2.	100														TOTAL JUST VALUE 448,214												
Units	0	100														NCON VALUE 0												
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE												
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 347,074												
Quality			06			Quality Level 06																						
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	1,218	100	1,218	105,777																								
BAS	364	100	364	31,612																								
DCK	227	10	23	1,998																								
FOP	176	30	53	4,603																								
FUS	1,582	100	1,582	137,388																								
STR	30	10	3	261																								
STR	45	10	4	348																								
UOP	147	20	29	2,519																								
UOP	180	20	36	3,126																								
UOP	491	20	98	8,511																								
TOTALS	4,460		3,410	296,140																								
EXTRA FEATURES					97282 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	0858	SCULP CONC	0	0	23	3	69.00	SF	13.00	13.00	100	1988	1988	3	85	762												
2	0810	CONCRETE A	0	0	12	24	288.00	SF	6.50	6.50	100	1988	1988	3	57	1,067												
3	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	1997	1997	3	75	312												
4	0510	GARAGE WD-	0	0	22	26	572.00	SF	35.00	35.00	100	1997	1997	3	26	5,205												
6	0812	CONCRETE C	0	0	0	0	2,933.00	SF	4.00	4.00	100	1998	1998	3	77	9,034												
7	0681	POLE SHED	0	0	12	22	264.00	SF	15.00	15.00	100	1998	1998	3	27	1,069												
8	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1998	1998	3	20	280												
9	0920	CWALL-WD/M	0	0	0	0	65.00	LF	390.00	390.00	100	2005	2005	3	27	6,845												
TOTAL OB/XF 24,574																												
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											
1	000131	C	SFR CANAL	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	170,000.00	127,500.00	127,500											
REVIEW DATE 11/09/2018 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																												