LOT 74
IN OR 2276/844
PIRATES WOOD 4 UNR

THORNTON SAVANNA
97268 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0074-0000

BUILDING CHARACTERISTICS

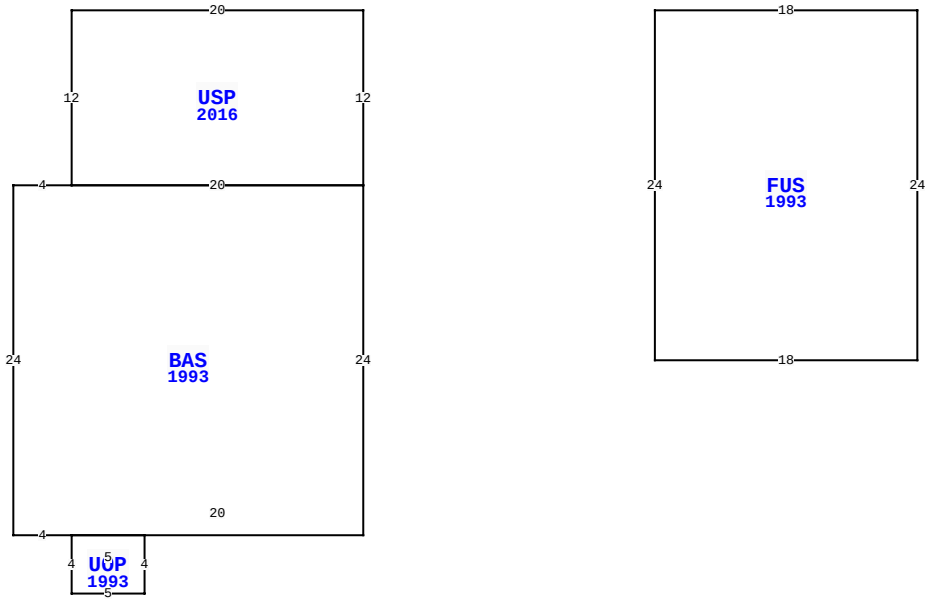
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	576	100	576	74,459
FUS	432	100	432	55,844
UOP	20	20	4	517
USP	240	30	72	9,308
TOTALS	1,268		1,084	140,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,084	118.3225	140.51	152,313	1991	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2020 Heated Area: 1008 HX Base Yr 2020



97268 PIRATES WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,128
TOTAL MARKET OB/XF VALUE		2,539
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		242,667
SOH/AGL Deduction		106,397
ASSESSED VALUE		136,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,270
TOTAL JUST VALUE		242,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7869	NEW CONSTR	0	12/13/1991
6216	NEW CONSTR	40,320	01/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0844	5/22/2019	WD	Q	I	02	165,000
GRANTOR: STILLWELL DOROTHEA F						
GRANTEE: THORTON SAVANNA						
1308/1505	4/11/2005	WD	Q	I		172,000
GRANTOR: CALDWELL ANGELA D						
GRANTEE: STILLWELL DOROTHEA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W20S12 BAS=[YR=1993] W4 S24 E4 UOP=[YR=1993] S4 E5 N4 W5$ E20 N24 W20$ E20 N12$ PTR= E20 FUS=[YR=1993] E18 S24 W18 N24$ W20$.

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	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	2003	2003	3	84	2,539	

LAND DESCRIPTION

TOTAL OB/XF 2,539

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS