LOT 75
IN OR 879/760
PIRATES WOOD #4 UNR

DOUGLAS DAVID ALLEN
97248 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509D-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

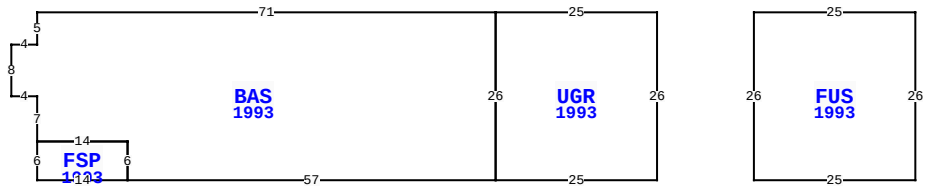
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
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	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	1,794	100	1,794	111,280
FSP	84	40	34	2,109
FUS	650	100	650	40,319
UGR	650	45	292	18,113
TOTALS	3,178		2,770	171,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	93.3984	84.29	233,483	1983	1983	0	0	0	26.41	73.59

1 SINGLE FAM – 100% - 1999 Heated Area: 2444 HX Base Yr 1999



97248 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		171,820
TOTAL MARKET OB/XF VALUE		9,223
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		281,043
SOH/AGL Deduction		145,005
ASSESSED VALUE		136,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,038
TOTAL JUST VALUE		281,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3354	ADDITION	23,750	05/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0760	4/19/1999	QC	U	I	01	100
GRANTOR: DOUGLAS DEBORAH J						
GRANTEE: DOUGLAS DAVID ALLEN						
0626/0569	5/17/1991	WD	U	I	01	100
GRANTOR: DOUGLAS DAVID ALLEN						
GRANTEE: DOUGLAS DAVID & D J						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] W71 S5 W4 S8 E4 S7
FSP=[YR=1993] S6 E14 N6 W14 $ E14 S6 E57 N26 $ S26 E25 N26 $
PTR= E15 FUS=[YR=1993] E25 S26 W25 N26 $ W15 $.

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
2	0825	BRICK	0	100	0	0	160.00	SF	12.50	12.50	100	1986	1986	3	83	1,660	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0810	CONCRETE A	0	100	25	25	625.00	SF	6.50	6.50	100	1991	1991	3	64	2,600	
5	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	1998	1998	3	77	3,003	

LAND DESCRIPTION

TOTAL OB/XF 9,223

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 01/14/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS