LOT 31
PIRATES WOOD #1 UNR

MILLER JOHN & KARA
97536 PIRATES POINT
YULEE, FL 32097

**2024**

**43-3N-28-509A-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 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 | 04 | Quality Level 04 |

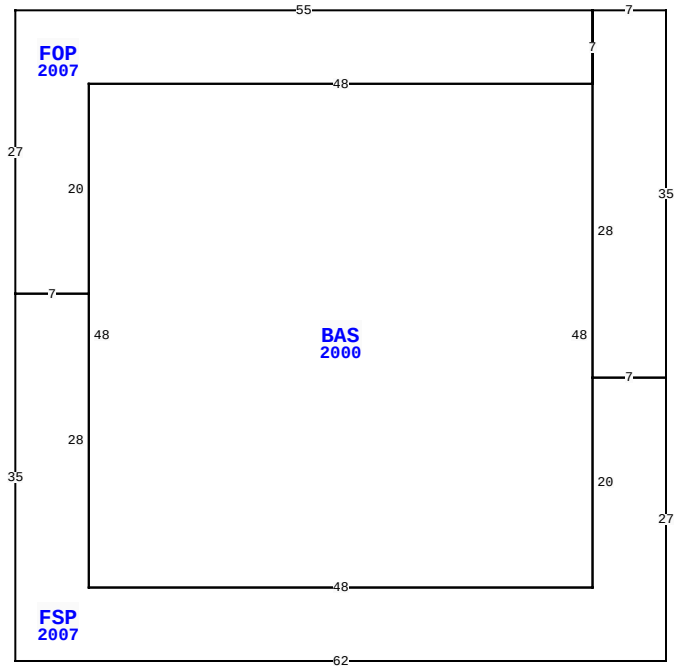
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,304 | 100 | 2,304 | 214,417 |
| FOP | 770 | 30 | 231 | 21,498 |
| FSP | 770 | 40 | 308 | 28,664 |
| TOTALS | 3,844 | | 2,843 | 264,579 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,843 | 110.3760 | 104.86 | 298,117 | 2000 | 2000 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 2304 HX Base Yr




97029 JOSE GASPAR WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 264,579 |
| TOTAL MARKET OB/XF VALUE | 9,898 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 374,477 |
| SOH/AGL Deduction | 40,989 |
| ASSESSED VALUE | 333,488 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 333,488 |
| TOTAL JUST VALUE | 374,477 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 362,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9906117 | NEW CONSTR | 109,783 | 05/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2467/0064 | 6/02/2021 | WD | Q | I | 01 | 300,000 |

GRANTOR: SHIFLETT ZECHARIAH O
GRANTEE: MILLER JOHN & KARA

| | | | | | | |
|---|---|---|---|---|---|---|
| 2196/0703 | 5/07/2018 | WD | Q | I | 01 | 240,500 |

GRANTOR: SANDERSON STEPHEN E &
GRANTEE: SHIFLETT ZECHARIAH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W48 S48 E48 N48 $ FOP=[YR=2007] N7 W55 S27
FSP=[YR=2007] S35 E62 N27 W7 S20 W48 N28 W7$ E7 N20 E48 S28
E7 N35 W7 S7$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 84 | 2,940 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 720 | |
| 3 | 0680 | POLE SHED | 0 | 0 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 29 | 232 | |
| 4 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,320.00 | SF | 5.00 | 5.00 | 100 | 2010 | 2010 | 3 | 91 | 6,006 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,898

| 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS