LOT 34
IN OR 2248/135
PIRATES WOOD 1 UNR

DLRD SERVICES LLC
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2024

43-3N-28-509A-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

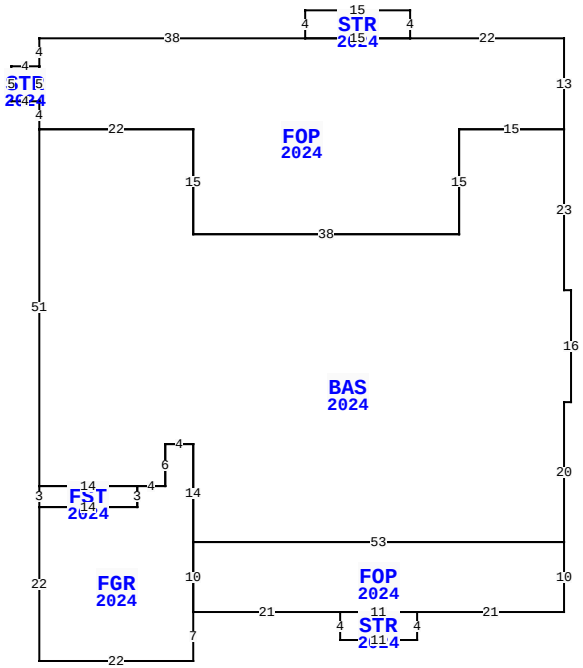
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,671	100	3,671	516,657
FGR	532	55	293	41,237
FOP	530	30	159	22,378
FOP	1,545	30	464	65,303
FST	42	55	23	3,237
STR	20	10	2	281
STR	44	10	4	563
STR	60	10	6	844
TOTALS	6,444		4,622	650,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,622	93.8260	140.74	650,500	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 3671 HX Base Yr



97002 JOSE GASPAR 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	650,500
TOTAL MARKET OB/XF VALUE	9,288
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	759,788
SOH/AGL Deduction	41,436
ASSESSED VALUE	718,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,352
TOTAL JUST VALUE	759,788
NCON VALUE	659,788
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000003	NEW CONSTR	575,632	01/03/2022
B190269	8' FENCE	2,400	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0135	1/10/2019	WD	Q	V	01	52,000
GRANTOR: EKSTROM JIM						
GRANTEE: DLRD SERVICES LLC						
1804/0036	7/20/2012	WD	Q	V	02	62,500
GRANTOR: DANIELS KINNETH M JR						
GRANTEE: EKSTROM JIM						

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	0812	CONCRETE C	0	0	0	0	2,322.00	SF	4.00	4.00	100	2024	2023		100	9,288	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W15 S15 W38 N15 W22 S51 E14 E4 N6 E4 S14 E53 N20 E1 N16 W1 N23 $
FOP=[YR=2024;ORIG=100,-3] W22 W15 W38 S4 S5 S4 E22 S15 E38 N15 E15 N13 $
STR=[YR=2024;ORIG=63,-7] E15 S4 W15 N4 $
STR=[YR=2024;ORIG=25,1] W4 S5 E4 N5 $
FOP=[YR=2024;ORIG=100,69] W53 S10 E21 E11 E21 N10 $
STR=[YR=2024;ORIG=68,79] E11 S4 W11 N4 $
FST=[YR=2024;ORIG=25,61] E14 S3 W14 N3 $
FGR=[YR=2024;ORIG=25,64] E14 N3 E4 N6 E4 S14 S10 S7 W22 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,288

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	000000	C	VAC RES	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 11/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS