LOT 35
IN OR 2344/240
PIRATES WOOD 1 UNR

MILLER JOHN R & KARA L
97536 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509A-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

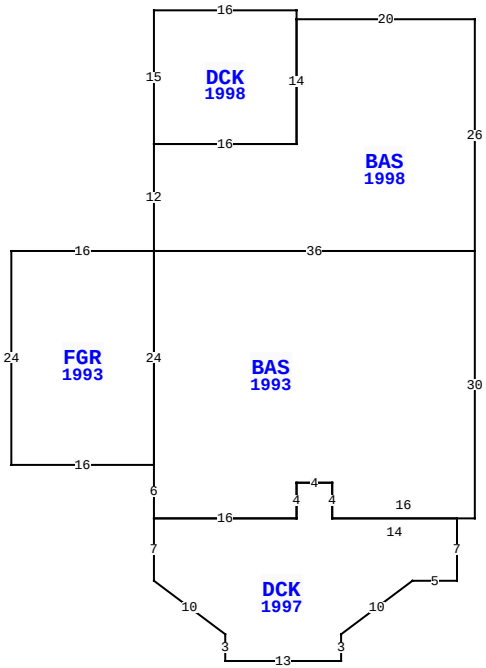
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	115,459
BAS	712	100	712	77,262
DCK	419	10	42	4,557
DCK	240	10	24	2,604
FGR	384	55	211	22,897
TOTALS	2,819		2,053	222,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	128.7034	122.27	251,020	1980	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1776 HX Base Yr



97018 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	222,780
TOTAL MARKET OB/XF VALUE	5,257
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	328,037
SOH/AGL Deduction	0
ASSESSED VALUE	328,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,037
TOTAL JUST VALUE	328,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2011047	ELEC OTHER	1,000	11/12/2020
974541	ADDITION	29,904	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0240	3/03/2020	WD	Q	I	01	238,000
GRANTOR: DARBY JUSTIN A & BRIT						
GRANTEE: MILLER JOHN R & KAR						
1988/1289	6/22/2015	WD	Q	I	02	157,500
GRANTOR: SMITH SIDNEY C						
GRANTEE: DARBY JUSTIN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 DCK=[YR=1998] N1 W16 S15 E16 N14$ S14 W16 S12 FGR=[YR=1993] W16 S24 E16 BAS=[YR=1993] S6 DCK=[YR=1997] S7 D6 R8 S3 E13 N3 U6 R8 E5 N7 W14 N4 W4 S4 W16 $ E16 N4 E4 S4 E16 N30 W36 S24 $ N24$E36 N26$.

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	0	0	0	272.00	SF	6.50	6.50	100	1980	1980	3	32.5	575	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2008	2008	3	89	3,054	

LAND DESCRIPTION

TOTAL OB/XF 5,257

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