

LOT 61
IN OR 1242/282
PIRATES WOOD 2 UNR

KRYGOWSKI THOMAS R & JEANETTE M
97575 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509B-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	28	GLASS THRM 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 20
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	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	1,261	100	1,261	175,468
TOTALS	1,261		1,261	175,468

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	1,243.00	SF	10.00	10.00	100	1980
2	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	1980
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYR	EYB	ECON	FNCT	NORM	% COND
0900	01	1,261	132.8400	166.05	209,389	1973	1990	0	0	0 16.20	83.80
1 SNGL FAM - 100% - 2011											
Heated Area: 1261											
HX Base Yr 2011											
BLD DATE	04/30/2008	RK	LGL DATE								
XF DATE	04/30/2008	RK	LAND DATE	06/16/2023	MLU						
INC DATE			AG DATE								

TOTAL OB/XF											
6,924											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,468	
TOTAL MARKET OB/XF VALUE		6,924	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		282,392	
SOH/AGL Deduction		171,191	
ASSESSED VALUE		111,201	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		61,201	
TOTAL JUST VALUE		282,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1242/0282	6/30/2004	WD	U	I	07	100	
GRANTOR: SELTZ JONATHAN							
GRANTEE: KRYGOWSKI THOMAS R							
1237/0945	6/14/2004	WD	Q	I		140,600	
GRANTOR: SELTZ JONATHAN							
GRANTEE: KRGOWSKI THOMAS & J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=-24.8,-14.2] D28R1F90 D0.2R28.8F90 U28L1F90 U0.2L28.8F90 \$											