LOT 17
IN OR 1983/1981
PIRATES WOOD 3 UNR

**NEWMAN DONALD & RAE ANNE EMMANUEL**
97479 PIRATES POINT RD
YULEE, FL 32097

**2024**

**43-3N-28-509C-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

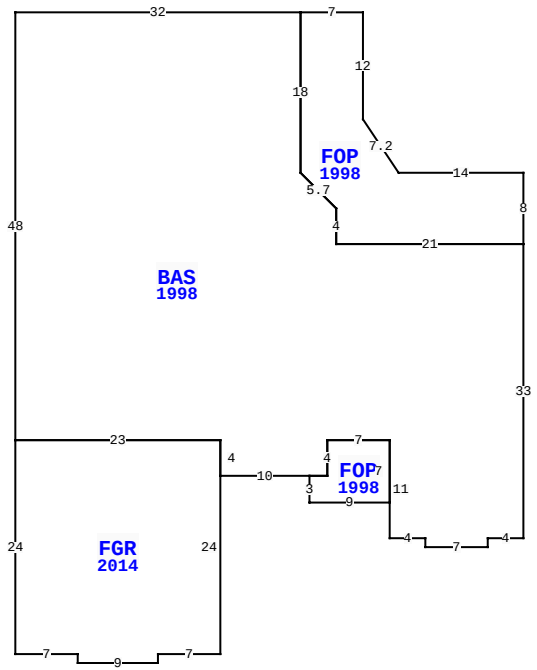
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,330 | 100 | 2,330 | 246,607 |
| FGR | 561 | 55 | 309 | 32,705 |
| FOP | 55 | 30 | 16 | 1,693 |
| FOP | 314 | 30 | 94 | 9,949 |
| TOTALS | 3,260 | | 2,749 | 290,954 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,749 | 96.7680 | 120.96 | 332,519 | 1998 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 2330 HX Base Yr 2018




97479 PIRATES POINT RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 04/30/2008 RK | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 290,954 |
| TOTAL MARKET OB/XF VALUE | | 5,434 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 396,388 |
| SOH/AGL Deduction | | 188,872 |
| ASSESSED VALUE | | 207,516 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 157,516 |
| TOTAL JUST VALUE | | 396,388 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 383,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1905173 | REPAIR/RRF | 17,000 | 07/01/2019 |
| 984916 | NEW CONSTR | 120,517 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1983/1981 | 6/03/2015 | SW | U | I | 12 | 219,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: NEWMAN DONALD & RAE | | | | | | |
| 1983/1979 | 9/04/2014 | SW | U | I | 12 | 100 |
| GRANTOR: CITIMORTGAGE INC | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1998] W14 U6 L4 N12 W7 BAS=[YR=1998] W32S48
FGR=[YR=2014] S24 E7 S1 E9 N1 E7N24 W23$ E23 S4 E10
FOP=[YR=1998] S3E9 N7 W7 S4 W2$ E2 N4 E7 S11 E4 S1 E7 N1 E4
N33 W21 N4 U4 L4 N18$ S18 R4 D4 S4 E21 N8$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 20 | 1,440 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 2 | 36 | 72.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 351 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 176.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 858 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 456.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 2,223 | |
| 5 | 1076 | TRELLIS A | 0 | 100 | 16 | 12 | 192.00 | SF | 3.75 | 3.75 | 100 | 2015 | 2015 | 3 | 78 | 562 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,434

| 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 | | 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