LOT 18
IN OR 2618/718
PIRATES WOOD 3 UNR

CHESWORTH DONALD R L/E/
97457 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509C-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

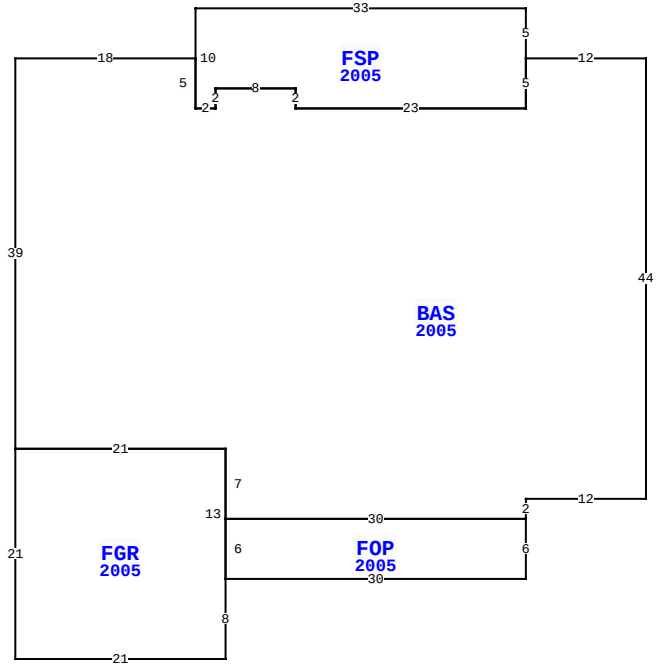
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,578	100	2,578	265,656
FGR	441	55	243	25,041
FOP	180	30	54	5,565
FSP	314	40	126	12,984
TOTALS	3,513		3,001	309,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,001	95.3028	119.13	357,509	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2006 Heated Area: 2578 HX Base Yr 2006



97457 PIRATES POINT RD, 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		309,245
TOTAL MARKET OB/XF VALUE		5,942
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		415,187
SOH/AGL Deduction		216,444
ASSESSED VALUE		198,743
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		143,743
TOTAL JUST VALUE		415,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15491	ELEC OTHER	2,000	08/01/2005
M10224	MECH OTHER	0	08/01/2005
P09687	OTHER	0	07/01/2005
R0507760	REPAIR/RRF	3,000	06/01/2005
B0515408	NEW CONSTR	182,773	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/0718	2/06/2023	LE	U	I	11	100
GRANTOR: CHESWORTH DONALD R						
GRANTEE: PICKERING RANDALL						
1302/1016	3/17/2005	WD	Q	V		58,000
GRANTOR: DEMAO DEBBIE LEE						
GRANTEE: CHESWORTH DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2005] N5 W33 S10 E2 N2 E8 S2 E23 N5$ S5 W23 N2 W8 S2 W2 N5 W18 S39 FGR=[YR=2005] S21 E21 N8 FOP=[YR=2005] E30 N6 W30 S6$ N13 W21$ E21 S7 E30 N2 E12 N44$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,210.00	SF	4.00	4.00	100	2005	2005	3	86	4,162	

LAND DESCRIPTION

TOTAL OB/XF 5,942

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