

LOT 20
IN OR 2013/1180
PIRATES WOOD 3 UNR

JENKINS TIMOTHY JAMES & JENNIE LYNN
97425 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509C-0020-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 80		
Interior Floo	11	CLAY TILE 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		
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	2, 573	100	2, 573	319, 554
FGR	576	55	317	39, 370
FOP	144	30	43	5, 340
FOP	378	30	113	14, 034
TOTALS	3, 671		3, 046	378, 300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,046	101.3840	126.73	386,020	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019						Heated Area: 2573		HX Base Yr 2019			
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	06/16/2023
						INC DATE				AG DATE	MLU

EXTRA FEATURES							97425 PIRATES POINT RD, YULEE				INC DATE		AG DATE				
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0861	POOL GUNIT	0	100	38	12	456.00	SF	85.00	85.00	100	2018	2018	3	87	33,721	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	820	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
5	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2018	2018	3	97	8,682	
												</					