LOT 22
IN OR 881/139
PIRATES WOOD 3 UNR

FORSTER ORTRUD D
97397 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509C-0022-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
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	05	Quality Level 05

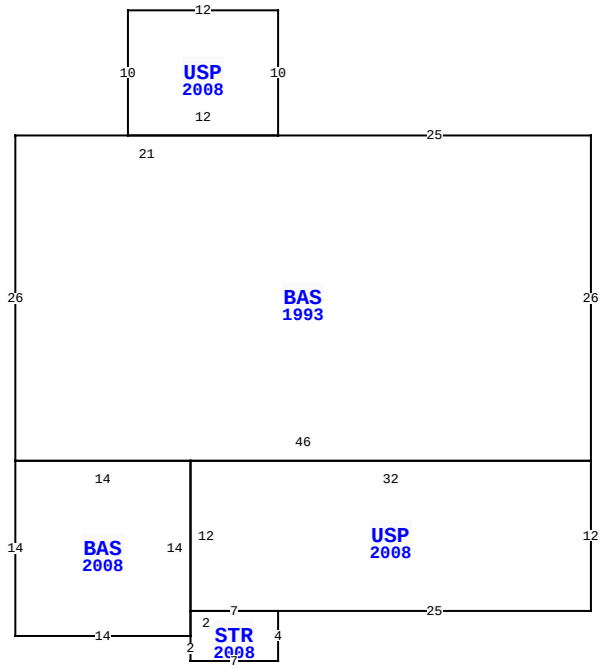
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	120,647
BAS	196	100	196	19,771
STR	28	10	3	303
USP	120	30	36	3,632
USP	384	30	115	11,601
TOTALS	1,924		1,546	155,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	125.6640	119.38	184,561	1988	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1392 HX Base Yr 2000



97397 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		155,954
TOTAL MARKET OB/XF VALUE		3,304
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		259,258
SOH/AGL Deduction		150,873
ASSESSED VALUE		108,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,385
TOTAL JUST VALUE		259,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001046	REPAIR/RRF	13,000	01/19/2022
B10259	REPAIR/RRF	1,500	04/01/2007
B19728	ADDITION	40,000	04/01/2007
2485	H/AC	2,200	03/11/1988
2925	NEW CONSTR	2,400	02/24/1988
4795	NEW CONSTR	1,376	02/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0881/0139	4/30/1999	PR	Q	I		87,000

GRANTOR: DOUGLAS JACK E JR P/R
GRANTEE: FORSTER ORTRUD D

0685/1804	8/03/1993	WD	U	I	07	100

GRANTOR: CITIBANK FDRL SAVS
GRANTEE: DOUGLAS DOROTHY J

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	2008	2008	3	35	1,064	

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2008] N10 W12 S10 E12$ W21 S26
BAS=[YR=2008] S14 E14 STR=[YR=2008] S2 E7 N4 USP=[YR=2008]
E25 N12 W32 S12 E7$ W7 S2$ N14 W14$ E46 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,304

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