

LOT 24
IN OR 379 PG 541
PIRATES WOOD 3 UNR

BLAKE DEAN V
97333 PIRATES POINT ROAD
YULEE, FL 32097-3564

2024

43-3N-28-509C-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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
BAL	216	15	32	3,350
BAS	720	100	720	75,384
FCP	189	25	47	4,921
FUS	618	100	618	64,705
UOP	168	20	34	3,560

TOTALS	1,911		1,451	151,920
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	18	26			6.50	100	1987
2	0500	FP-PRE FAB	0	0	0	0			1.00	100	1982

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	0		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,451	136.0680	129.26	187,556	1982	1985	0	0	19.00	81.00
1 SINGLE FAM - 0% - 0 Heated Area: 1338 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

97361 PIRATES POINT RD, YULEE

TOTAL OB/XF											
3,385											

TOTAL OB/XF											
3,385											

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		158,832	
TOTAL MARKET OB/XF VALUE		3,385	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		262,217	
SOH/AGL Deduction		72,811	
ASSESSED VALUE		189,406	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		189,406	
TOTAL JUST VALUE		262,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3455	N/A	5,000	07/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0379/0541	2/01/1983	QC	U	I	
GRANTOR:					
GRANTEE:					
0129/0670	1/01/1972	TA	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W24 FCP=[YR=1993] W9 S21 E9 N21\$ S30 UOP=[YR=1993] S7 E24 N7 W24 \$ E24 N30\$ PTR=E20 FUS=[YR=1993] E18 S8 E3 S10 W3 S13 BAL=[YR=1993] E3 S9 W24 N9 E21\$ W18 N13 W3 N10 E3 N8\$ W20\$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	100,000	PRINTED 08/06/2024 BY SYS
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