LOTS 25 & 26
IN OR 722/1134
PIRATES WOOD 3 UNR

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

2024

43-3N-28-509C-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

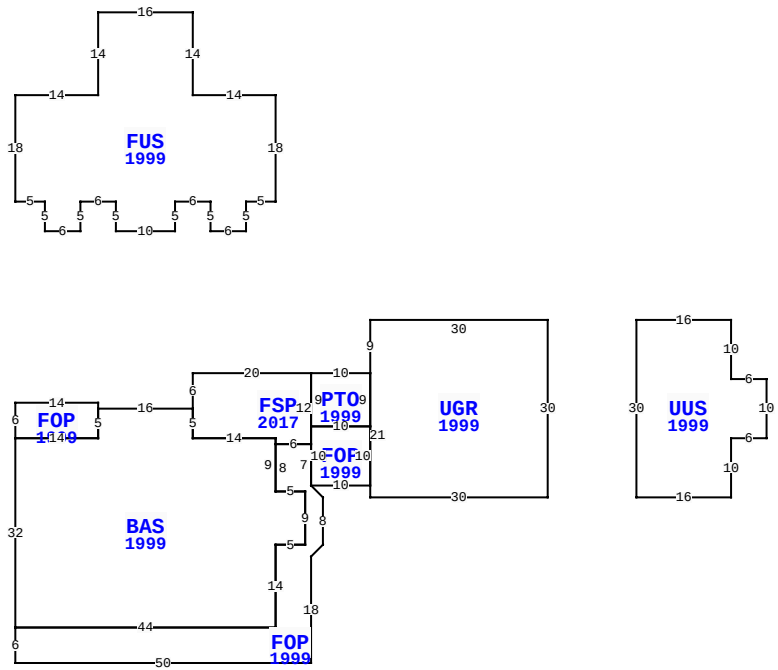
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,533	100	1,533	150,113
FOP	84	30	25	2,448
FOP	100	30	30	2,938
FOP	461	30	138	13,513
FSP	226	40	90	8,813
FUS	1,126	100	1,126	110,260
PTO	90	5	4	392
UGR	900	45	405	39,658
UUS	540	50	270	26,438
TOTALS	5,060		3,621	354,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,621	94.8195	118.52	429,161	1999	1999	0	0	0	17.38	82.62

1 SNGL FAM – 100% - 2000 Heated Area: 2659 HX Base Yr 2000



97333 PIRATES POINT RD, YULEE

BLD DATE	03/03/2023	NW	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		354,573
TOTAL MARKET OB/XF VALUE		7,706
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		532,279
SOH/AGL Deduction		343,258
ASSESSED VALUE		189,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,021
TOTAL JUST VALUE		532,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R17	REPAIR/RRF	0	11/01/2017
B1707256	REMODEL	81,000	11/01/2017
9805618	NEW CONSTR	137,409	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/1134	1/24/1995	WD	U	V	09	18,000
GRANTOR: ERICKSON LINDA MARIE						
GRANTEE: BLAKE DEAN V						
0433/0679	9/01/1984	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1999] W30 S9 PTO=[YR=1999] W10 FSP=[YR=2017] W20 S6 BAS=[YR=1999] W16 FOP=[YR=1999] N1 W14 S6 E14 N5$ S5 W14 S32 FOP=[YR=1999] S6 E50 N18 U2 R2 N8 L2 U2 FOP=[YR=1999] E10 N10 W10 S10$ N7 W6 S8 E5 S9 W5 S14 W44$ E44 N14 E5 N9 W5 N9 W14 N5$ S5 E14 S1 E6 N12$ S9 E10 N9$ S21 E30 N30$ PTR= N20 W46 FUS=[YR=1999] N18 W14 N14 W16 S14 W14 S18 E5 S5 E6 N5 E6 S5 E10 N5 E6 S5 E6 N5 E5$ S20 E46 $ PTR= E15 UUS=[YR=1999] E16 S10 E6 S10 W6S10W16 N30 $ W15 $.

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	0810	CONCRETE A	0	100	30	6	180.00	SF	6.50	6.50	100	1999	1999	3	77	901	
2	0810	CONCRETE A	0	100	30	30	900.00	SF	6.50	6.50	100	1999	1999	3	77	4,505	
3	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	1999	1999	3	77	300	
4	0351	CARPORT MT	0	100	25	40	1,000.00	SF	10.00	10.00	100	2000	2000	3	20	2,000	

LAND DESCRIPTION

TOTAL OB/XF 7,706

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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS