LOT 27
IN OR 757 PG 615
PIRATES WOOD 3 UNR

STRONG NIELSON D & LORRAINE T
97311 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509C-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

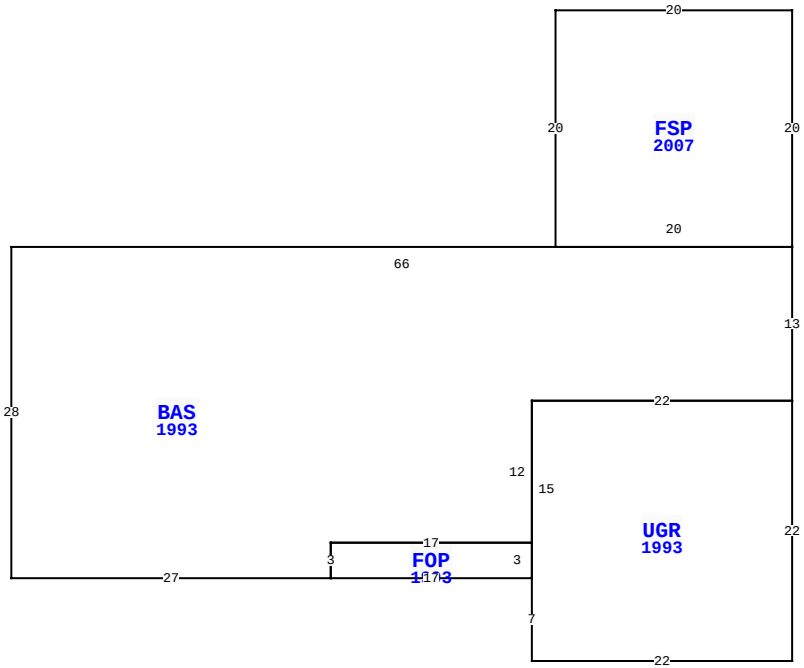
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAS	1,467	100	1,467	139,007
FOP	51	30	15	1,421
FSP	400	40	160	15,161
UGR	484	45	218	20,657
TOTALS	2,402		1,860	176,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	145.6084	138.33	257,294	1972	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1467 HX Base Yr 1998



97311 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		176,246
TOTAL MARKET OB/XF VALUE		2,761
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		279,007
SOH/AGL Deduction		164,692
ASSESSED VALUE		114,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,315
TOTAL JUST VALUE		279,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015204	REPAIR/RRF	4,265	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0757/0615	4/18/1996	WD	Q	I		84,400
GRANTOR: ALTMAN WILBUR H JR &						
GRANTEE: STRONG NIELSON & LO						
0512/0908	3/12/1987	WD	Q	I		63,000
GRANTOR: TALBIRD RAYMOND JR						
GRANTEE: ALTMAN WILBUR JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] N20 W20 S20 E20$ BAS=[YR=1993] W66 S28 E27
FOP=[YR=1993] E17 UGR=[YR=1993] S7 E22 N22 W22 S15 $ N3
W17S3$ N3 E17 N12 E22 N13 $.

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	12	30	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761	
2	0351	CARPORT MT	0	100	40	20	800.00	SF	12.50	12.50	100	2000	2000	3	20	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,761

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