LOTS 28 & 29
IN OR 665 PG 849 & OR 654/945
PIRATES WOOD #3 UNR

BLAKE CHRISTOPHER T/MOBLEY RHONDA LYNN
97289 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509C-0028-0000

BUILDING CHARACTERISTICS

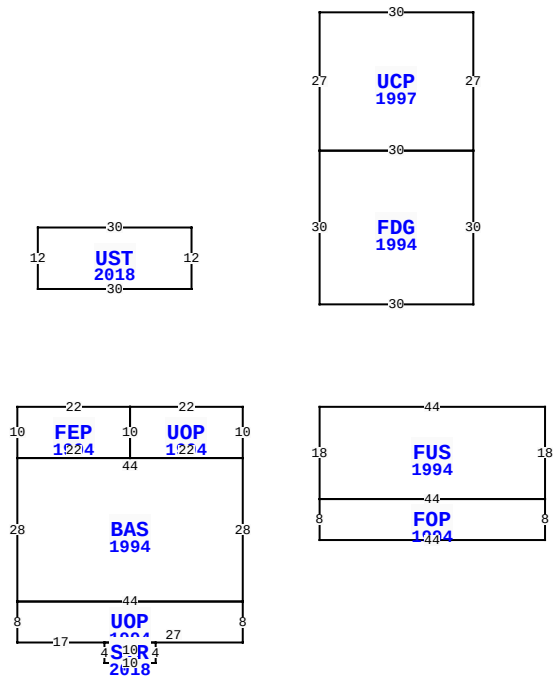
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,232	100	1,232	130,650
FDG	900	60	540	57,266
FEP	220	80	176	18,664
FOP	352	30	106	11,241
FUS	792	100	792	83,990
STR	40	10	4	424
UCP	810	20	162	17,180
UOP	220	20	44	4,666
UOP	352	20	70	7,423
UST	360	45	162	17,180
TOTALS	5,278		3,288	348,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,288	98.9368	123.67	406,627	1994	1994	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1995 Heated Area: 2024 HX Base Yr 1995



97289 PIRATES POINT RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,683
TOTAL MARKET OB/XF VALUE		5,779
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		524,462
SOH/AGL Deduction		287,218
ASSESSED VALUE		237,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,244
TOTAL JUST VALUE		524,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801388	REPAIR/RRF	5,800	02/01/2018
974387	XFOB	16,890	10/01/1997
8591	NEW CONSTR	113,106	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0665/0849	8/21/1992	WD	Q	V		15,000
GRANTOR: STODDARD ALBERT & P						
GRANTEE: BLAKE C & MOBLEY R						
0510/0791	2/16/1987	WD	Q	V		7,500
GRANTOR: MORRISON JIMMY & J B						
GRANTEE: STODDARD ALBERT & P						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W22 FEP=[YR=1994] W22 S10 BAS=[YR=1994] S28 UOP=[YR=1994] S8 E17 STR=[YR=2018] S4 E10 N4 W10$ E27 N8 W44$ E44 N28 W44$ E22 N10$ S10 E22 N10$ PTR=E15 FUS=[YR=1994] E44 S18 FOP=[YR=1994] S8 W44 N8 E44$ W44 N18$ W15$ PTR=N20 E15 FDG=[YR=1994] N30UCP=[YR=1997] N27 E30 S27 W30$ E30 S30 W30$ S20 W15$ PTR= N35 W10 UST=[YR=2018] W30 S12 E30 N12$ E10 S35$.

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	1993	1993	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	1997	1997	3	73	3,189	

LAND DESCRIPTION

TOTAL OB/XF 5,779

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