

LOT 30
IN OR 776/859
PIRATES WOOD 3 UNR

WARREN JAMES P & ROZLYN C
97259 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509C-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
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	1,629	100	1,629	137,384
FOP	33	30	10	843
FST	168	55	92	7,759

TOTALS	1,830		1,731	145,986
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	7	14	98.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	

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	100		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/20/2023	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,731	106.0000	100.70	174,312	1987	1987	0	0	0 16.25	83.75
1 SINGLE FAM - 100% - 1997											
Heated Area: 1629											
HX Base Yr 1997											

97259 PIRATES POINT RD, YULEE	BLD DATE 04/30/2008	RK	LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0	0	486.00	SF	6.50	6.50	100	1987	1987	3	52	1,643	
2	0940	SHEDS/PORT	0	100	7	14	98.00	SF	30.00	30.00	100	1996	1996	3	20	588	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1992	1992	3	20	576	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	

TOTAL OB/XF											
2,935											

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		145,986	
TOTAL MARKET OB/XF VALUE		2,935	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		248,921	
SOH/AGL Deduction		142,786	
ASSESSED VALUE		106,135	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		51,135	
TOTAL JUST VALUE		248,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3691	NEW CONSTR	56,000	11/03/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0776/0859	11/07/1996	WD	Q	I		90,000	
GRANTOR: PIAGNO RICHARD T & LY							
GRANTEE: WARREN JAMES P & RO							
0533/0468	12/18/1987	WD	Q	I		68,000	
GRANTOR: TIDEWATER DEV CORP							
GRANTEE: PIAGNO RICHARD & L							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 FST=[YR=1993] W14 S12 E14 N12\$ S12 W14 S15 E14 FOP=[YR=1993] S3 E11 N3 W11\$ E11 S7 E33N34\$.											