

LOT 33
IN OR 1744/775
PIRATES WOOD 3 UNR

ZACK MARY H
97161 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509C-0033-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	05	AVERAGE 100	0100	01	2,290	101.9200	96.82	221,718	1989	1995	0	0	0	13.75	86.25	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2016											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	2	100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	100																									
Units	0	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	1,008	100	1,008	84,176																							
FEP	280	80	224	18,706																							
FOP	168	30	50	4,175																							
FUS	1,008	100	1,008	84,176																							
TOTALS			2,464	2,290	191,232																						
EXTRA FEATURES			97161 PIRATES POINT RD, YULEE																								
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	28	3	84.00	SF	6.50	6.50	100	1989	1989	3	57	311												
2	0510	GARAGE WD-	0 100	24	28	672.00	SF	35.00	35.00	100	1995	1995	3	23	5,410												
3	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	1993	1993	3	66	429												
4	0803	ASPHALT C	0 100	0	0	1,881.00	SF	2.00	2.00	100	2000	2000	3	50	1,881												
5	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480												
LAND DESCRIPTION			TOTAL OB/XF													8,511											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS																											