LOTS 34 & 35
IN OR 2723/1804
PIRATES WOOD 3 UNR

BECKMAN MICHAEL & NANCY
97125 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

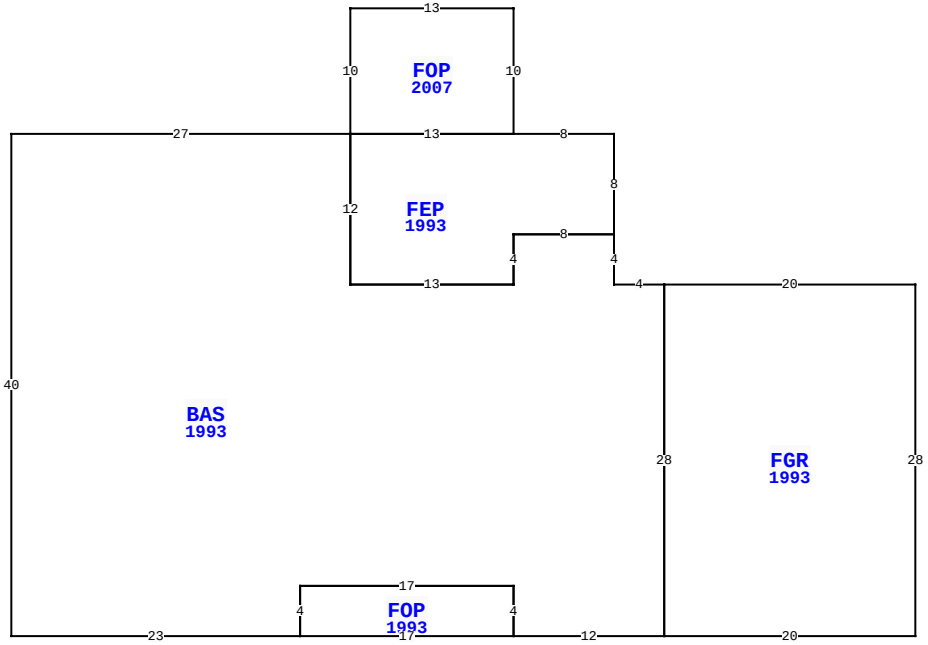
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	194,815
FEP	220	80	176	19,660
FGR	560	55	308	34,405
FOP	68	30	20	2,234
FOP	130	30	39	4,356
TOTALS	2,722		2,287	255,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	104.5170	130.65	298,797	1985	1994	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 0 Heated Area: 1744 HX Base Yr



97125 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	262,231
TOTAL MARKET OB/XF VALUE	2,140
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	434,371
SOH/AGL Deduction	123,472
ASSESSED VALUE	310,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,899
TOTAL JUST VALUE	434,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108262	REPAIR/RRF	17,452	08/01/2021
B17657	ADDITION	29,860	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1804	7/09/2024	WD	Q	I	01	535,000
GRANTOR: BEATY JOHN						
GRANTEE: BECKMAN MICHAEL & N						
2117/0639	5/01/2017	WD	Q	I	01	240,000
GRANTOR: LONG JOHN DARRELL						
GRANTEE: BEATY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W4 N4 FEP=[YR=1993] N8 W8 FOP=[YR=2007] N10 W13 S10 E13$ W13 S12 E13 N4 E8$ W8 S4 W13 N12 W27 S40 E23 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 S4 E12 N28 $ S28 E20 N28$.

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	0811	CONCRETE B	0	0	0	0	1,024.00	SF	5.20	5.20	100	100	100	3	20	1,065	
2	0825	BRICK	0	0	25	4	100.00	SF	12.50	12.50	100	1990	1990	3	86	1,075	

LAND DESCRIPTION

TOTAL OB/XF 2,140

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	0		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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

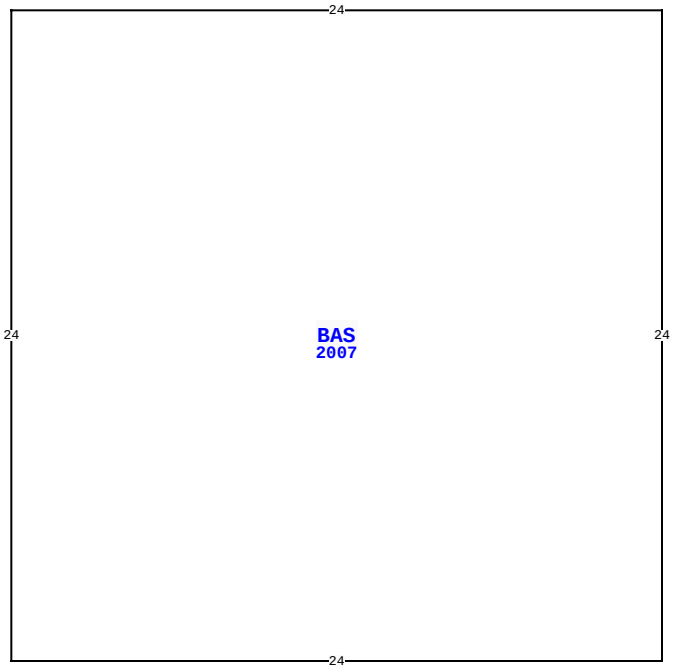
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	6,760
TOTALS	576		576	6,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	67.0450	23.47	13,519	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



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GRANTEE: BECKMAN MICHAEL & N						
2117/0639	5/01/2017	WD	Q	I	01	240,000
GRANTOR: LONG JOHN DARRELL						
GRANTEE: BEATY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S24 E24 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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