LOT 38
IN OR 2281/1859
PIRATES WOOD 3 UNR

THOMAS RACHEL L
97063 PIRATES POINT RD
YULEE, FL 32097

**2024**

**43-3N-28-509C-0038-0000**

## BUILDING CHARACTERISTICS

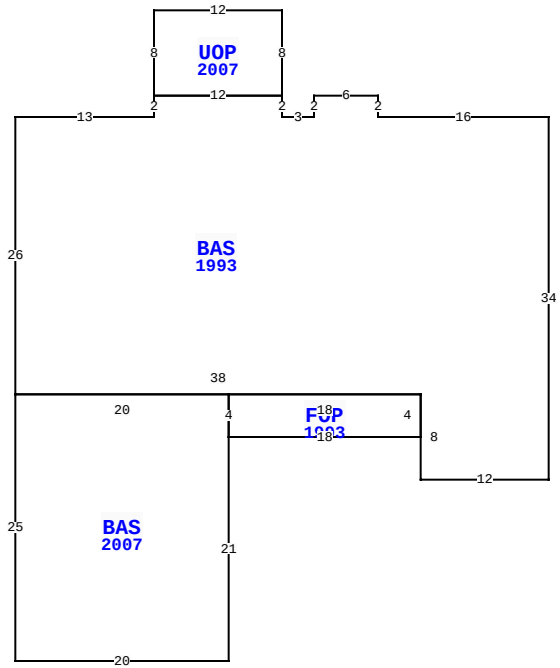
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,432 | 100 | 1,432 | 119,419 |
| BAS | 500 | 100 | 500 | 41,697 |
| FOP | 72 | 30 | 22 | 1,834 |
| UOP | 96 | 20 | 19 | 1,584 |
| TOTALS | 2,100 | | 1,973 | 164,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,973 | 103.8800 | 98.69 | 194,715 | 1987 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1932 HX Base Yr




97063 PIRATES POINT RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 06/05/2015 KK | LGL DATE | |
| XF DATE | 05/20/2008 RK | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 164,534 |
| TOTAL MARKET OB/XF VALUE | 5,278 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 269,812 |
| SOH/AGL Deduction | 67,556 |
| ASSESSED VALUE | 202,256 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 202,256 |
| TOTAL JUST VALUE | 269,812 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 262,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3690 | NEW CONSTR | 60,300 | 11/03/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2281/1859 | 6/10/2019 | QC | U | I | 11 | 100 |
| GRANTOR: THOMAS BILLY E & RACH | | | | | | |
| GRANTEE: THOMAS RACHEL L | | | | | | |
| 1123/1492 | 3/21/2003 | WD | Q | I | | 132,900 |
| GRANTOR: MORRISON HARRINGTON & | | | | | | |
| GRANTEE: THOMAS BILLY E & RA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 N2 W6 S2 W3 N2 UOP=[YR=2007] N8 W12 S8 E12 $ W12 S2 W13 S26 BAS=[YR=2007] S25 E20 N21 FOP=[YR=1993] E18 N4 W18 S4 $ N4 W20 $ E38 S8 E12 N34 $ .

## 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 | 0 | 20 | 16 | 520.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 1,758 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 62 | 2,170 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 1,350.00 | SF | 2.00 | 2.00 | 100 | 2000 | 2000 | 3 | 50 | 1,350 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,278

| 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 | 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