LOT 45
IN OR 447 PG 603
PIRATES WOOD 3 UNR

CURTRIGHT JACK K
97491 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509C-0045-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

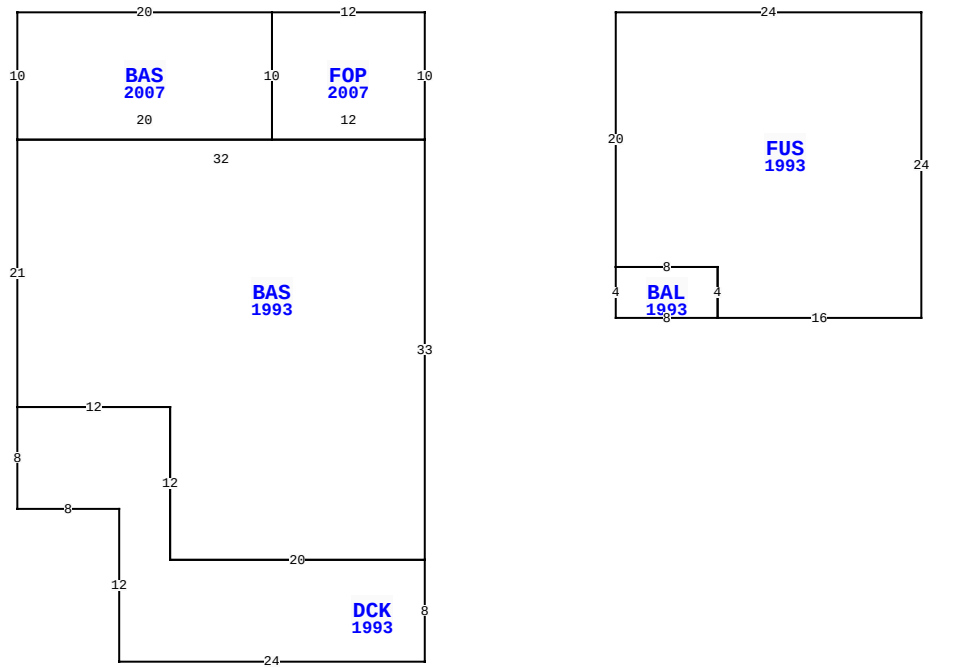
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	5	500
BAS	912	100	912	91,081
BAS	200	100	200	19,974
DCK	304	10	30	2,996
FOP	120	30	36	3,595
FUS	544	100	544	54,329
TOTALS	2,112		1,727	172,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	124.7750	118.54	204,719	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1991 Heated Area: 1656 HX Base Yr 1991



97491 PIRATES WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,476
TOTAL MARKET OB/XF VALUE		2,680
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		275,156
SOH/AGL Deduction		159,064
ASSESSED VALUE		116,092
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		61,092
TOTAL JUST VALUE		275,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703150	H/AC	0	08/01/2017
B26205	REMODEL	5,991	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0447/0603	3/01/1985	WD	U	V		9,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W12 BAS=[YR=2007] W20 S10 BAS=[YR=1993] S21 DCK=[YR=1993] S8 E8 S12 E24 N8 W20 N12 W12$ E12 S12 E20 N33 W32$ E20 N10$ S10 E12 N10$ PTR= E15 FUS=[YR=1993] E24 S24 W16 BAL=[YR=1993] W8 N4 E8 S4 $ N4 W8 N20 $ W15 $.

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	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,680

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS