LOT 50
IN OR 2379/696
PIRATES WOOD 3 UNR

SMITH HOWARD LEON JR
97411 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509C-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

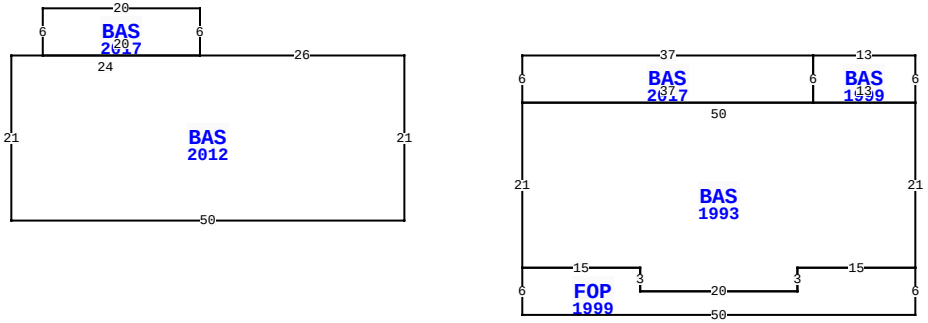
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	127,766
BAS	78	100	78	8,979
BAS	1,050	100	1,050	120,860
BAS	120	100	120	13,813
BAS	222	100	222	25,554
FOP	240	30	72	8,288
TOTALS	2,820		2,652	305,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	102.6000	128.25	340,119	1988	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2022 Heated Area: 2580 HX Base Yr 2022



97411 PIRATES WAY, YULEE

BLD DATE	03/03/2023 NW	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		318,795
TOTAL MARKET OB/XF VALUE		986
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		419,781
SOH/AGL Deduction		104,395
ASSESSED VALUE		315,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,386
TOTAL JUST VALUE		419,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996471	GARAGE	16,800	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0696	7/24/2020	WD	Q	I	01	280,000
GRANTOR: JONES RYAN & DRESDEN						
GRANTEE: SMITH HOWARD LEON J						
2082/1354	11/04/2016	WD	Q	I	01	130,000
GRANTOR: KOSSAKOWSKI MARK A &						
GRANTEE: JONES RYAN & DRESDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] E37 BAS=[YR=1999] E13 S6 BAS=[YR=1993] S21
FOP=[YR=1999] S6 W50 N6 E15 S3 E20 N3 E15 $ W15S3 W20 N3 W15
N21 E50 $ W13N6$ S6 W37 N6 $ PTR= W15 BAS=[YR=2012] W26
BAS=[YR=2017] N6 W20 S6 E20 $ W24 S21 E50 N21 $ E15 $.

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	100	16	12	192.00	SF	6.50	6.50	100	2000	2000	3	79	986	

LAND DESCRIPTION

TOTAL OB/XF 986

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 04/07/2021 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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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	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	03	Quality Level 03

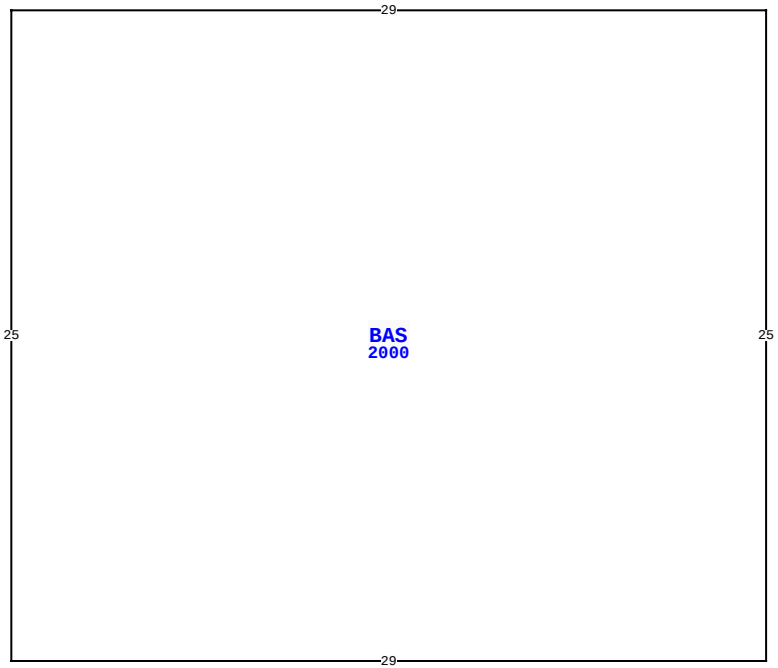
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100	725	13,538
TOTALS	725		725	13,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	725	84.7000	29.64	21,489	2000	2000	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2022 Heated Area: 725 HX Base Yr 2022



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2082/1354	11/04/2016	WD	Q	I	01	130,000
GRANTOR: KOSSAKOWSKI MARK A &						
GRANTEE: JONES RYAN & DRESDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W29 S25 E29 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/07/2021 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS