LOT 58
IN OR 2398/1572
PIRATES WOOD 3 UNR

BENNETT NANCY L
97217 PIRATES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509C-0058-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| 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 | | 2 100 |
| 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 |

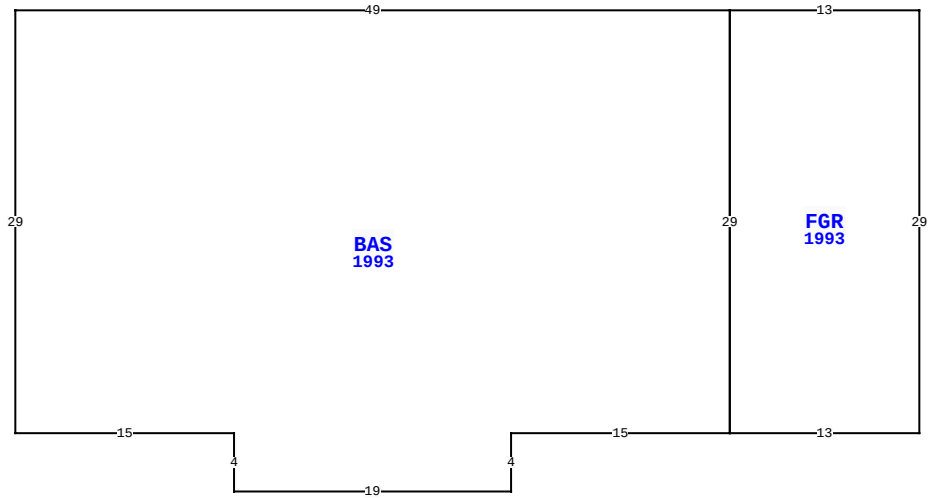
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,497 | 100 | 1,497 | 73,892 |
| FGR | 377 | 55 | 207 | 10,218 |
| TOTALS | 1,874 | | 1,704 | 84,110 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,704 | 129.9000 | 123.40 | 210,274 | 1978 | 1983 | 0 | 0 | 30 | 30.00 | 40.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1497 HX Base Yr 2021




97217 PIRATES WAY, 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 | | 84,110 |
| TOTAL MARKET OB/XF VALUE | | 21,945 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 206,055 |
| SOH/AGL Deduction | | 86,140 |
| ASSESSED VALUE | | 119,915 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 69,915 |
| TOTAL JUST VALUE | | 206,055 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E2009161 | CHNGE SRVC | 0 | 10/01/2020 |
| M172361 | H/AC | 0 | 04/01/2017 |
| 9602536 | GARAGE | 11,424 | 01/01/1996 |
| 7562 | REPAIR/RRF | 1,800 | 10/02/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2398/1572 | 10/02/2020 | WD | Q | I | 01 | 135,000 |
| GRANTOR: PARKER JAMES R IV & A | | | | | | |
| GRANTEE: BENNETT NANCY L | | | | | | |
| 2349/1461 | 8/19/2019 | PR | U | I | 19 | 100 |
| GRANTOR: PARKER JAMES IV PR FO | | | | | | |
| GRANTEE: PARKER JAMES ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W49 S29 E15 S4 E19 N4 E15 FGR=[YR=1993] E13 N29 W13S29$ N29$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 1,628 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 456.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 963 | |
| 3 | 0511 | GARAGE CB- | 0 | 100 | 24 | 28 | 672.00 | SF | 40.00 | 40.00 | 100 | 1996 | 1996 | 3 | 72 | 19,354 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,945

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS