

BARBER SANDRA A
97141 PIRATES WAY
YULEE, FL 32097

43-3N-28-509C-0062-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		19	COMMON BRK 90		0100	01	1,739	139.4950	132.52	230,452		1976	1976	0	0	0	32.05	67.95	VALUATION BY															
Exterior Wall		05	AVERAGE 10		1 SINGLE FAM - 100% - 2014										Heated Area: 1685										HX Base Yr 2014									
Roof Structur		03	GABLE/HIP 100		18 10 18 27 23 25 65 29 15 4 19 10 18 2007 2007 1993 1993										Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										156,592									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										8,965									
Interior Floo		14	CARPET 100												TOTAL LAND VALUE - MARKET										100,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										265,557									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										143,915									
Bedrooms			3 100												ASSESSED VALUE										121,642									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										71,642									
Stories			1. 100												TOTAL JUST VALUE										265,557									
Units		1.	0 100		NCON VALUE										0																			
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										259,135																			
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	1,685	100	1,685	151,730																														
USP	180	30	54	4,863																														
TOTALS					1,865		1,739		156,592											BLD DATE						LGL DATE						06/16/2023	MLU	
EXTRA FEATURES					97141 PIRATES WAY, YULEE										XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																		
1	0810	CONCRETE A	0 100	0	0	260.00	SF	6.50	6.50	100	1980	1980	3	32.5	549																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715																			
3	0511	GARAGE CB-	0 100	21	25	525.00	SF	40.00	40.00	100	1976	1976	3	27	5,670																			
4	0681	POLE SHED	0 100	25	11	275.00	SF	15.00	15.00	100	1997	1997	3	25	1,031																			