LOT 63
IN OR 2693/757
PIRATES WOOD 3 UNR

MURRAY KIMBERLY COPELAND/BANKS SAMAD
97119 PIRATES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509C-0063-0000**

## BUILDING CHARACTERISTICS

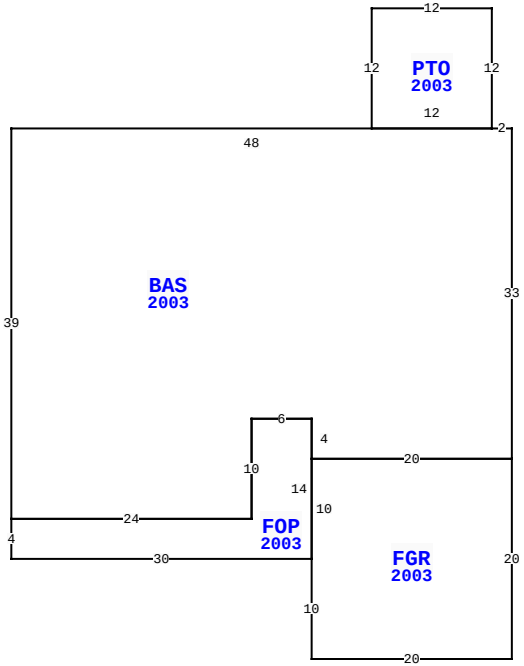
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,770 | 100 | 1,770 | 191,260 |
| FGR | 400 | 55 | 220 | 23,773 |
| FOP | 180 | 30 | 54 | 5,835 |
| PTO | 144 | 5 | 7 | 756 |
| TOTALS | 2,494 | | 2,051 | 221,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,051 | 95.7852 | 119.73 | 245,566 | 2003 | 2003 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SNGL FAM – 100% - 2011 Heated Area: 1770 HX Base Yr 2011




97119 PIRATES WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 06/05/2015 KK | LGL DATE | |
| XF DATE | | 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 | | 221,623 |
| TOTAL MARKET OB/XF VALUE | | 2,231 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 323,854 |
| SOH/AGL Deduction | | 187,869 |
| ASSESSED VALUE | | 135,985 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 85,985 |
| TOTAL JUST VALUE | | 323,854 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,961 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2005209 | REPAIR/RRF | 0 | 07/01/2020 |
| B0209911 | NEW CONSTR | 127,404 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2693/757 | 1/30/2024 | WD | U | I | 16 | 83,800 |
| GRANTOR: MURRAY KIMBERLY COPEL | | | | | | |
| GRANTEE: MURRAY KIMBERLY COP | | | | | | |
| 2217/0830 | 7/12/2017 | QC | U | I | 11 | 100 |
| GRANTOR: MURRAY RYAN E | | | | | | |
| GRANTEE: MURRAY KIMBERLY COP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W2 PTO=[YR=2003] N12 W12 S12 E12 $ W48 S39
FOP=[YR=2003] S4 E30 FGR=[YR=2003] S10 E20 N20 W20 S10 $
N14 W6 S10 W24 $ E24 N10 E6 S4 E20 N33 $.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 672.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 2,231 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,231

| 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 | 0006 | 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