LOT 1 IN OR 2095/911
PIRATES WOOD # 4 UNR

MOTT PATRICIA L/E/
97676 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	Quality Level 04

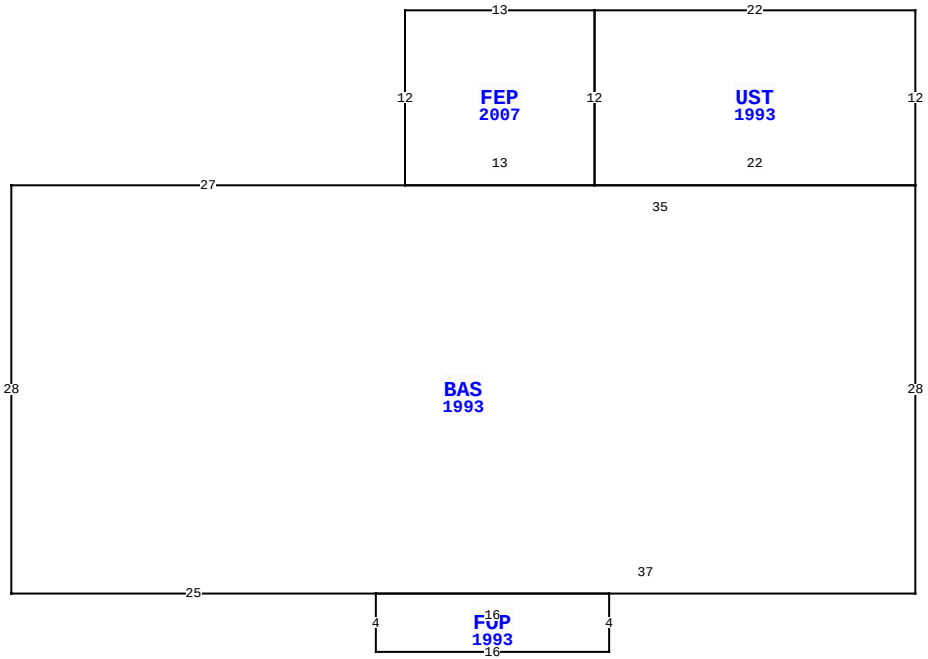
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	178,524
FEP	156	80	125	12,854
FOP	64	30	19	1,954
UST	264	45	119	12,238
TOTALS	2,220		1,999	205,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,999	126.5670	158.21	316,262	1973	1973	0	0	0	35.00	65.00

1 SNGL FAM – 100% - 1974 Heated Area: 1736 HX Base Yr 1974



97676 PIRATES POINT RD, 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		205,570
TOTAL MARKET OB/XF VALUE		10,762
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		386,332
SOH/AGL Deduction		258,893
ASSESSED VALUE		127,439
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		72,439
TOTAL JUST VALUE		386,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801666	REPAIR/RRF	7,920	02/01/2018
B007684	ADDITION	4,980	11/01/2000
7513	CHNGE SRVC	720	06/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0911	7/18/2012	WD	U	I	11	100
GRANTOR: MOTT CHARLES E & PATR						
GRANTEE: MOTT CHARLES E & PA						
0133/0617	1/01/1972	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W22 FEP=[YR=2007] W13 S12 BAS=[YR=1993] W27 S28 E25 FOP=[YR=1993] S4 E16 N4 W16$ E37 N28 W35$ E13 N12$ S12 E22 N12$.

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	100	2	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	
3	0811	CONCRETE B	0	100	97	14	1,358.00	SF	5.20	5.20	100	2000	2000	3	79	5,579	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1995	1995	3	23	1,196	
6	0300	BOAT DCK W	0	100	0	0	80.00	SF	40.00	40.00	100	1995	1995	3	23	736	

LAND DESCRIPTION

TOTAL OB/XF 10,762

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	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 01/13/2020 BY TWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS