

LOT 2
IN OR 2155/1287
PIRATES WOOD #4 UNR

JOHNSTON CHARLES N & KARLA D
97668 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	01 MINIMUM 20
Interior Floo	11 CLAY TILE 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	03 MASONRY 100
Frame	2. 2. 100
Stories	0 100
Units	04 DIST 01 100
BUD8 Adjustme	00 NONE 100
Occupancy	

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4032.00		

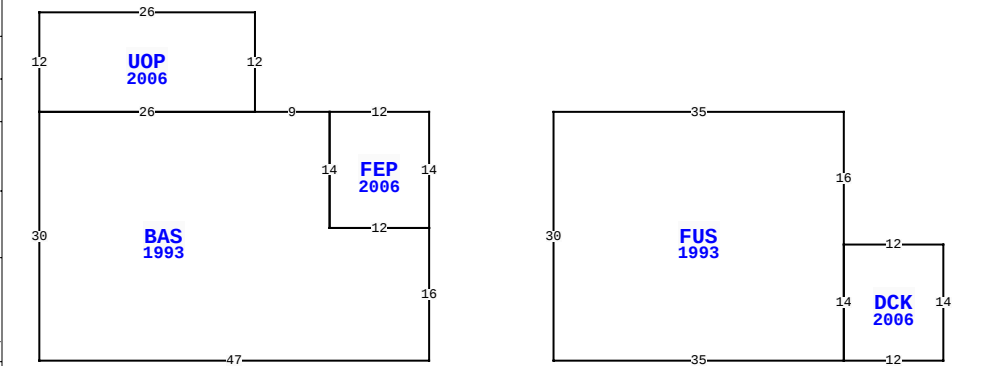
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	147,950
DCK	168	10	17	2,025
FEP	168	80	134	15,962
FUS	1,050	100	1,050	125,079
UOP	312	20	62	7,386

TOTALS	2,940	2,505	298,402
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	47	8	376.00	SF	10.00	10.00	100	1985
2	0350	CARPORT WD	0 100	10	20	200.00	SF	13.00	13.00	100	1980
3	0801	ASPHALT A	0 100	0	0	1,760.00	SF	3.00	3.00	100	2006
4	0510	GARAGE WD-	0 100	25	18	450.00	SF	35.00	35.00	100	2012
5	0920	CWALL-WD/M	0 100	0	0	140.00	LF	390.00	390.00	100	2008
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
7	1076	TRELLIS A	0 100	35	8	280.00	SF	3.00	3.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,505	125.3952	156.74	392,634	1976	1985	0	0	24.00	76.00
1 SNGL FAM - 100% - 2018						Heated Area: 2292			HX Base Yr 2018		



97668 PIRATES POINT RD, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	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	1242	WD DECK A	0 100	47	8	376.00	SF	10.00	10.00	100	1985	1985	3	20	752	
2	0350	CARPORT WD	0 100	10	20	200.00	SF	13.00	13.00	100	1980	1980	3	20	520	
3	0801	ASPHALT A	0 100	0	0	1,760.00	SF	3.00	3.00	100	2006	2006	3	58	3,062	
4	0510	GARAGE WD-	0 100	25	18	450.00	SF	35.00	35.00	100	2012	2012	3	68	10,710	
5	0920	CWALL-WD/M	0 100	0	0	140.00	LF	390.00	390.00	100	2008	2008	3	35	19,110	
6	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	
7	1076	TRELLIS A	0 100	35	8	280.00	SF	3.00	3.00	100	2010	2010	3	60	504	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,402	
TOTAL MARKET OB/XF VALUE		36,286	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		504,688	
SOH/AGL Deduction		258,302	
ASSESSED VALUE		246,386	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		196,386	
TOTAL JUST VALUE		504,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24554	XFOB	17,577	04/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2155/1287	10/27/2017	WD	Q	I	01
GRANTOR: FOSTER MICHAEL L & RE					
GRANTEE: JOHNSTON CHARLES N					
1727/1703	2/28/2011	WD	Q	I	01
GRANTOR: CANNON DICKSON Y JR &					
GRANTEE: FOSTER MICHAEL L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2006] W12 BAS=[YR=1993] W9 UOP=[YR=2006] N12 W26 S12 E26 \$ W26 S30 E47 N16 W12 N14 \$ S14 E12 N14 \$ PTR= E15 FUS=[YR=1993] E35 S16 DCK=[YR=2006] E12 S14 W12 N14 \$ S14 W35 N30 \$ W15 \$.											