

LOT 6
IN OR 2173/295
PIRATES WOOD 4 UNR

VILLANUEVA JOSE R
97584 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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
BAL	48	15	7	794
BAS	1,300	100	1,300	147,302
FGR	468	55	257	29,121
FOP	100	30	30	3,399
FUS	1,310	100	1,310	148,435
SFB	180	80	144	16,317

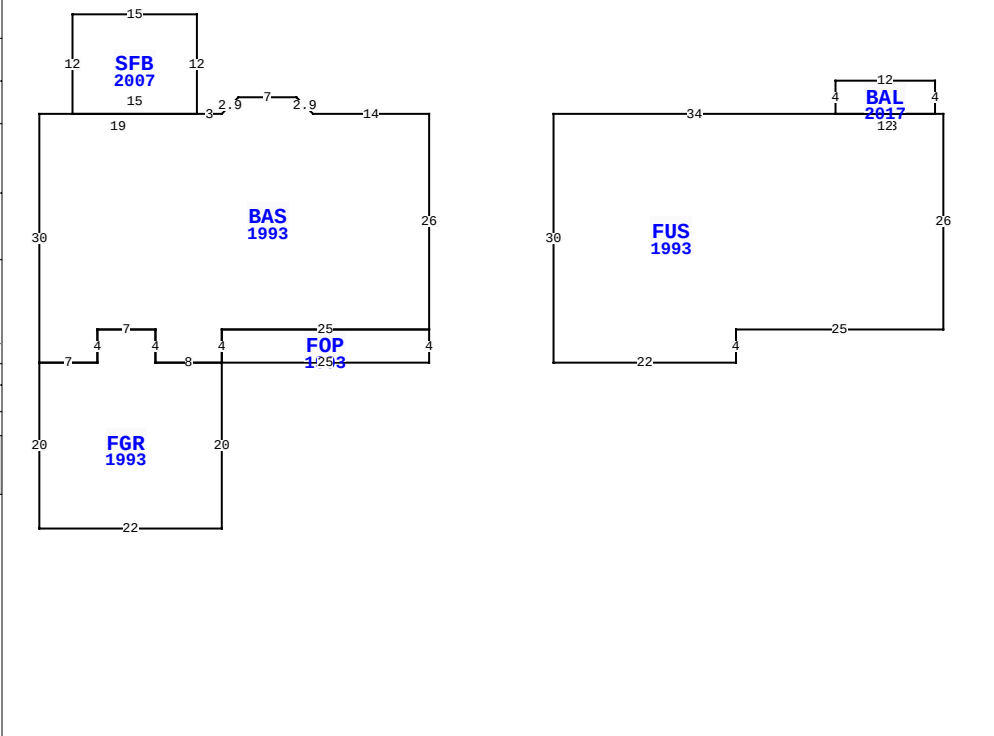
TOTALS	3,406		3,048	345,368
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0504	FP-ELECTRI	0 100	0 0
2	0300	BOAT DCK W	0 100	0 0
3	0811	CONCRETE B	0 100	0 0
4	0310	AL GANG WY	0 100	0 0
5	0303	FLT DOCK W	0 100	16 8
6	1076	TRELLIS A	0 100	12 12
7	0803	ASPHALT C	1 100	0 0

1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
2	0300	BOAT DCK W	0 100	0 0	528.00	SF	40.00	40.00	100	2000	2000	3	28	5,914	
3	0811	CONCRETE B	0 100	0 0	544.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,683	
4	0310	AL GANG WY	0 100	0 0	22.00	LF	115.00	115.00	100	2018	2018	3	82	2,075	
5	0303	FLT DOCK W	0 100	16 8	128.00	SF	26.00	26.00	100	2018	2018	3	87	2,895	
6	1076	TRELLIS A	0 100	12 12	144.00	SF	7.50	7.50	100	2018	2018	3	87	940	
7	0803	ASPHALT C	1 100	0 0	3,945.00	SF	2.00	2.00	100	2023	2023	100		7,890	

LAND DESCRIPTION			TOTAL OB/XF 22,557														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,048	109.5444	136.93	417,363	1985	2000	0	0	0 17.25	82.75
1 SNGL FAM - 100% - 2019						Heated Area: 2754			HX Base Yr 2019		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU
97584 PIRATES POINT RD, YULEE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,113	
TOTAL MARKET OB/XF VALUE		22,557	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		551,670	
SOH/AGL Deduction		226,216	
ASSESSED VALUE		325,454	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		275,454	
TOTAL JUST VALUE		551,670	
NCON VALUE		21,635	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000727	ADDITION	39,888	01/18/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2173/0295	1/16/2018	WD Q	I	01	
GRANTOR: FLING ROGER W & NOREE					SALE PRICE
GRANTEE: VILLANUEVA JOSE R					
0994/1690	6/29/2001	WD Q	I		220,000
GRANTOR: LITTLEFIELD HIROKO					
GRANTEE: FLING ROGER W & NOR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W14 U2 L2 W7 D2 L2 W3 SFB=[YR=2007] N12 W15 S12 E15\$ W19 S30 FGR=[YR=1993] S20 E22 N20 W8 N4 W7 S4 W7\$ E7 N4 E7 S4 E8 FOP=[YR=1993] E25 N4 W25 S4\$ N4 E25 N26\$ PTR=E15 FUS=[YR=1993] E34 BAL=[YR=2017] N4 E12 S4 W12\$ E13 S26 W25 S4 W22 N30\$ W15\$.					

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