LOT 11
IN OR 2593/465
PIRATES WOOD 4 UNR

MILLER JOHN R & KARA LYNN
97536 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

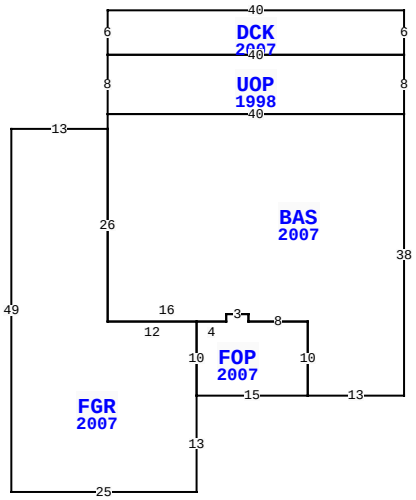
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

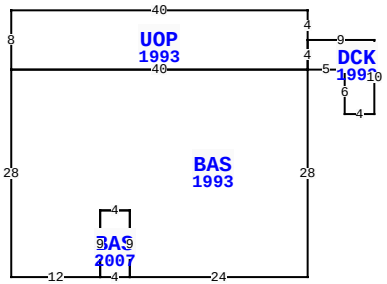
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1,084	151,518
BAS	36	100	36	5,032
BAS	1,247	100	1,247	174,301
DCK	60	10	6	839
DCK	240	10	24	3,355
FGR	913	55	502	70,168
FOP	153	30	46	6,430
UOP	320	20	64	8,946
UOP	320	20	64	8,946
TOTALS	4,373		3,073	429,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,073	100.7400	151.11	464,361	1987	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2024 Heated Area: 2367 HX Base Yr 2024





97536 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		429,534
TOTAL MARKET OB/XF VALUE		14,725
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		614,259
SOH/AGL Deduction		70,352
ASSESSED VALUE		543,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		493,907
TOTAL JUST VALUE		614,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708150	H/AC	0	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0465	9/12/2022	WD	Q	I	01	698,000
GRANTOR: QUIRK THOMAS WADE & K						
GRANTEE: MILLER JOHN R & KAR						
2531/1025	1/18/2022	WD	Q	I	01	635,000
GRANTOR: ENTER GERALD J & JOHN						
GRANTEE: QUIRK THOMAS WADE &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W40 S6 UOP=[YR=1998] S8 BAS=[YR=2007] S2 FGR=[YR=2007] W13 S49 E25 N13 FOP=[YR=2007] E15 N10 W8 N1 W3 S1W4 S10$ N10 W12 N26$ S26 E16 N1 E3 S1 E8 S10 E13 N38 W40$ E40 N8 W40$ E40 N6$ PTR=E20 UOP=[YR=1993] E40 S4DCK=[YR=1993] E9 S10 W4 N6 W5 N4$ S4BAS=[YR=1993] S28 W24 BAS=[YR=2007] W4 N9 E4 S9$ N9 W4 S9 W12 N28 E40$ W40 N8$ W20$.

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	0820	WOOD WALK	0	100	0	0	440.00	SF	11.75	11.75	100	1980	1980	3	40	2,068	
2	0300	BOAT DCK W	0	100	160	4	640.00	SF	40.00	40.00	100	1980	1980	3	20	5,120	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1999	1999	3	20	144	
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2005	2005	3	40	1,664	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	
6	0812	CONCRETE C	0	100	0	0	1,479.00	SF	4.00	4.00	100	1999	1999	3	77	4,555	
7	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00	13.00	100	2005	2005	3	24	874	

LAND DESCRIPTION

TOTAL OB/XF 14,725

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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS