LOT 16
IN OR 825/1165
PIRATES WOOD 4 UNR

HARMAN TERRANCE D & SHARON A
97454 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

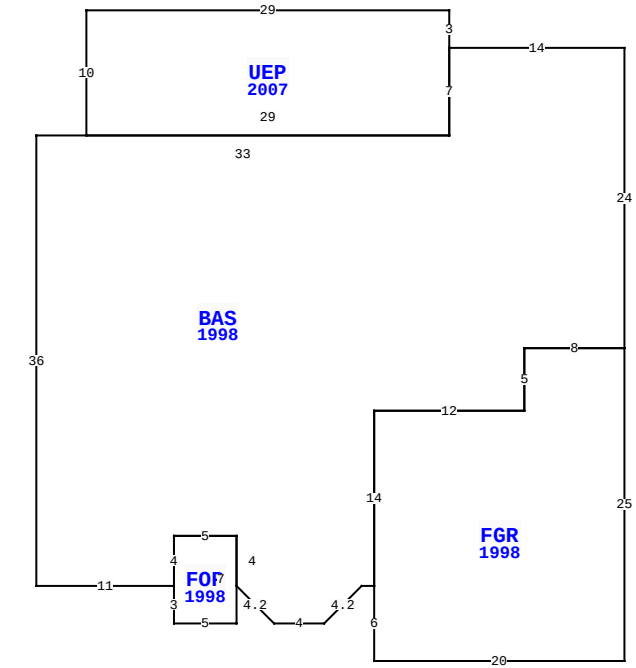
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,471	100	1,471	189,773
FGR	440	55	242	31,221
FOP	35	30	10	1,290
UEP	290	60	174	22,447
TOTALS	2,236		1,897	244,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	117.6147	147.02	278,897	1998	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 1999 Heated Area: 1471 HX Base Yr 1999



97454 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		244,732
TOTAL MARKET OB/XF VALUE		13,125
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		427,857
SOH/AGL Deduction		222,858
ASSESSED VALUE		204,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,999
TOTAL JUST VALUE		427,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984997	NEW CONSTR	136,700	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/1165	3/10/1998	WD	Q	V		39,000
GRANTOR: FANNIN BOBBY BRUCE SR						
GRANTEE: HARMAN TERRANCE & S						
0508/1036	1/21/1987	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 UEP=[YR=2007] N3 W29 S10 E29 N7$ S7 W33 S36 E11 FOP=[YR=1998] S3 E5 N7 W5 S4$ N4 E5 S4 R3 D3 E4 R3 U3 E1 FGR=[YR=1998] S6 E20 N25 W8 S5 W12 S14$ N14 E12 N5 E8 N24$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1998	1998	3	75	1,560	
3	0300	BOAT DCK W	0	100	0	0	660.00	SF	40.00	40.00	100	2000	2000	3	28	7,392	
4	0303	FLT DOCK W	0	100	40	8	320.00	SF	26.00	26.00	100	2005	2005	3	40	3,328	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	24	552	

LAND DESCRIPTION

TOTAL OB/XF 13,125

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 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