

LOTS 17 & 18
IN OR 2388/1026
PIRATES WOOD 4 UNR

BALDUS BRIAN R
97432 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4032.00

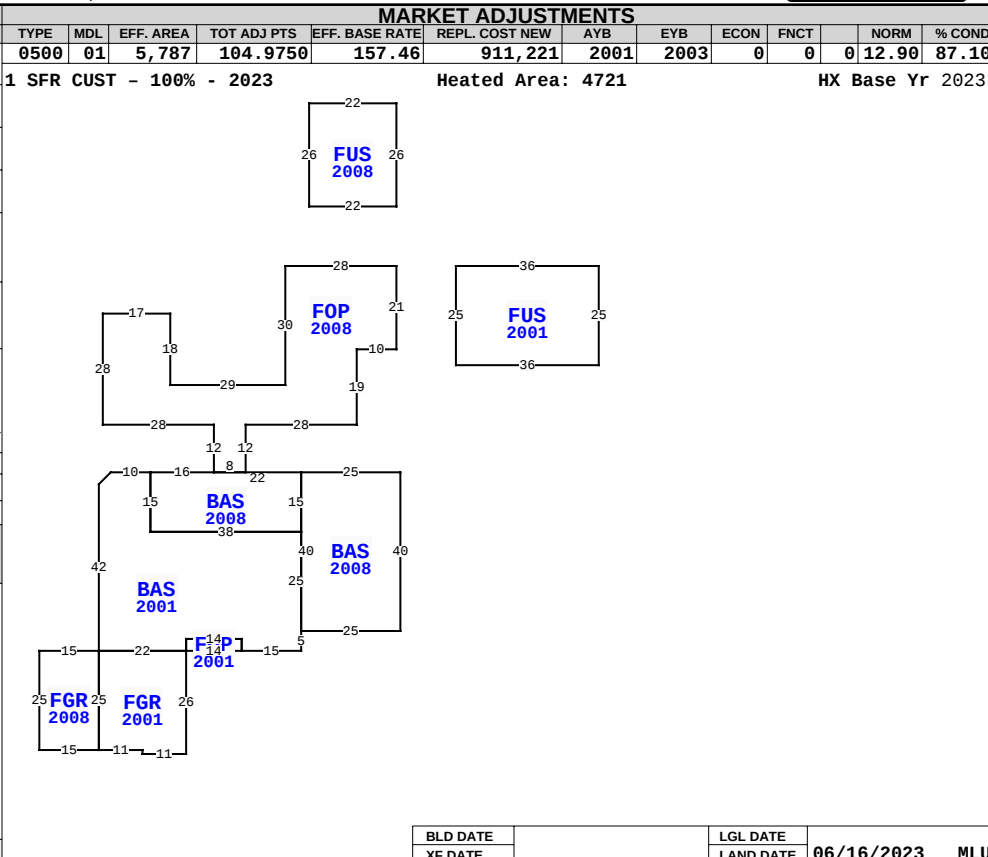
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1,679	230,271
BAS	570	100	570	78,174
BAS	1,000	100	1,000	137,148
FGR	561	55	309	42,379
FGR	375	55	206	28,253
FOP	42	30	13	1,783
FOP	1,792	30	538	73,785
FUS	900	100	900	123,433
FUS	572	100	572	78,448
TOTALS	7,491		5,787	793,673

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	5,449.00	SF	4.00	4.00	100	2001	2001	3	80	17,437	
2	0300	BOAT DCK W	0	100	125	5	625.00	SF	40.00	40.00	100	2001	2001	3	29	7,250	
3	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2001	2001	3	20	368	
4	0302	FLT DOCK C	0	100	24	8	192.00	SF	50.00	50.00	100	2001	2001	3	20	1,920	
5	0323	BOAT LFT H	0	100	0	0	3.00	UT	2,500.00	2,500.00	100	2001	2001	3	20	1,500	
6	0812	CONCRETE C	0	100	0	0	936.00	SF	4.00	4.00	100	2002	2002	3	82	3,070	
7	0861	POOL GUNIT	0	100	0	0	455.00	SF	85.00	85.00	100	2008	2008	3	52	20,111	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	35	1,750	
10	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25	7.25	100	2008	2008	3	89	2,839	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	289,000							



97432 PIRATES POINT RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 58,085

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	289,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		793,673
TOTAL MARKET OB/XF VALUE		58,085
TOTAL LAND VALUE - MARKET		289,000
TOTAL MARKET VALUE		1,140,758
SOH/AGL Deduction		0
ASSESSED VALUE		1,140,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,090,758
TOTAL JUST VALUE		1,140,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,109,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101222	REPAIR/RRF	27,705	02/20/2021
B2100113	SOLAR PANELS (60)	62,080	01/11/2021
E2100113	(60) SOLAR PANELS	62,080	01/11/2021
E20981	ELEC OTHER	4,000	07/01/2008
M13952	MECH OTHER	0	07/01/2008
P13310	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1026	8/31/2020	WD	Q	I	01	851,500
GRANTOR: LIVINGSTON R W & SAND						
GRANTEE: BALDUS BRIAN R						
0819/0344	1/08/1998	WD	Q	V		42,000
GRANTOR: TOLLISON LAWTON						
GRANTEE: LIVINGSTON R W & SA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W28 S30 W29 N18 W17 S28 E28 S12 BAS=[YR=2008]
W16 BAS=[YR=2001] W10 D3 L3 S42 FGR=[YR=2008] W15 S25 E15
FGR=[YR=2001] E11 S1 E11 N26 FOP=[YR=2001] E14 N3 W14 S3 \$
W22 S25 \$ N25 \$ E22 N3 E14 S3 E15 N5 BAS=[YR=2008] E25 N40
W25 S40 \$ N25 W38 N15 \$ S15 E38 N15 W22 \$ E8 N12 E28 N19 E10
N21 \$ PTR= E15 FUS=[YR=2001] E36 S25 W36 N25 \$ W15 \$ PTR=
N15 FUS=[YR=2008] N26 W22 S26 E22 \$ S15 \$.