LOT 21
IN OR 2466/280
PIRATES WOOD 4 UNR

HARTLEY ELEANOR & SHANNON
97364 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Quality	03	Quality Level 03

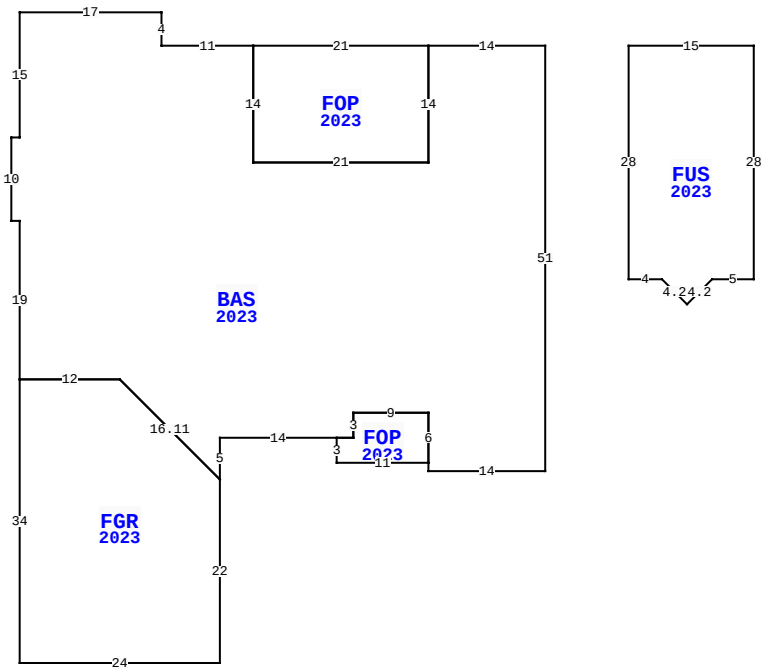
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,678	100	2,678	430,221
FGR	744	55	409	65,706
FOP	60	30	18	2,892
FOP	294	30	88	14,137
FUS	429	100	429	68,919
TOTALS	4,205		3,622	581,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,622	107.1000	160.65	581,874	2023	2023	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2024 Heated Area: 3107 HX Base Yr 2024



97364 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		581,874
TOTAL MARKET OB/XF VALUE		24,974
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		776,848
SOH/AGL Deduction		304,219
ASSESSED VALUE		472,629
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		422,629
TOTAL JUST VALUE		776,848
NCON VALUE		601,424
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007973	NEW CONSTR	501,815	05/23/2022
21015270	DEMOLITION	7,500	11/04/2021
3712	N/A	7,695	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/0280	5/28/2021	QC	U	I	11	100
GRANTOR: LANSDELL TRUST						
GRANTEE: HARTLEY ELEANOR & S						
2436/0151	2/23/2021	QC	U	I	11	100
GRANTOR: LANSDELL M SUZANNE						
GRANTEE: HARTLEY ELEANOR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W14 S14 W21 N14 W11 N4 W17 S15 W1 S10 E1 S19 E12 D12R12 N5 E14 E2 N3 E9 S6 S1 E14 N51 $
FOP=[YR=2023;ORIG=35,10] E21 S14 W21 N14 $
FOP=[YR=2023;ORIG=47,54] E9 S6 W11 N3 E2 N3 $
FGR=[YR=2023;ORIG=7,50] E12 D12R12 S22 W24 N34 $
FUS=[YR=2023;ORIG=80,10] E15 S28 W5 D3L3 U3L3 W4 N28 $
.

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	0300	BOAT DCK W	0	100	0	0	480.00	SF	40.00	40.00	100	1994	1994	3	20	3,840	
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	400	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1990	1990	3	20	144	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
6	0855	CONC PAVER	0	100	0	0	1,605.00	SF	10.00	10.00	100	2023	2023		100	16,050	

LAND DESCRIPTION

TOTAL OB/XF 24,974

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