

LOT 23
IN OR 1969/648
PIRATES WOOD 4 UNR

STEPHENS JOHN W & SANDRA R
97336 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0023-0000



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 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	134,205
FOP	32	30	10	1,262
FOP	48	30	14	1,766
FSP	416	40	166	20,938
FUS	304	100	304	38,344
UOP	32	20	6	757

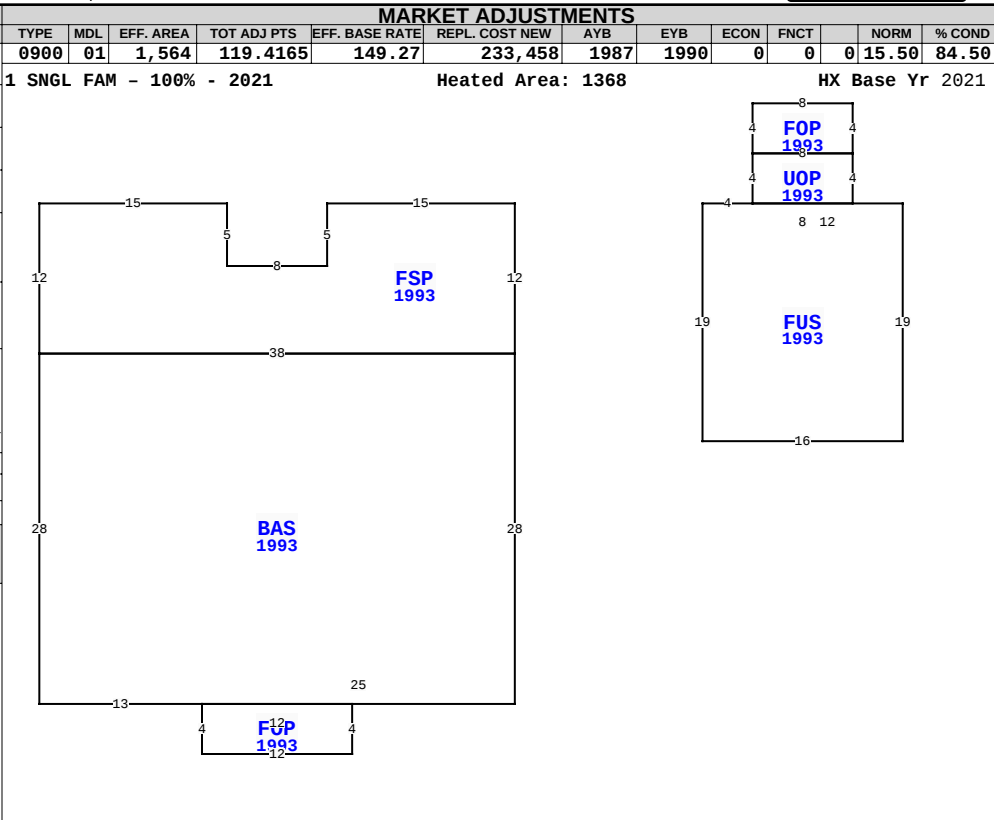
TOTALS	1,896		1,564	197,272
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0300	BOAT DCK W	0	100	0	0	425.00	SF	40.00	40.00	100	1988	1988	3	20	3,400	
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1991	1991	3	20	4,200	
3	0810	CONCRETE A	0	100	25	27	675.00	SF	6.50	6.50	100	2005	2005	3	86	3,773	
4	0801	ASPHALT A	0	100	0	0	1,656.00	SF	3.00	3.00	100	2005	2005	3	56	2,782	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	24	552	
7	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2005	2005	3	40	1,331	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	24	600	
9	0350	CARPORT WD	0	100	24	21	504.00	SF	13.00	13.00	100	2015	2015	3	70	4,586	
10	1242	WD DECK A	0	100	24	16	384.00	SF	5.00	5.00	100	2015	2015	3	70	1,344	

LAND DESCRIPTION	
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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	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							



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

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	0300	BOAT DCK W	0	100	0	0	425.00	SF	40.00	40.00	100	1988	1988	3	20	3,400	
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3	0810	CONCRETE A	0	100	25	27	675.00	SF	6.50	6.50	100	2005	2005	3	86	3,773	
4	0801	ASPHALT A	0	100	0	0	1,656.00	SF	3.00	3.00	100	2005	2005	3	56	2,782	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
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9	0350	CARPORT WD	0	100	24	21	504.00	SF	13.00	13.00	100	2015	2015	3	70	4,586	
10	1242	WD DECK A	0	100	24	16	384.00	SF	5.00	5.00	100	2015	2015	3	70	1,344	

TOTAL OB/XF	24,738
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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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		197,272			
TOTAL MARKET OB/XF VALUE		24,738			
TOTAL LAND VALUE - MARKET		170,000			
TOTAL MARKET VALUE		392,010			
SOH/AGL Deduction		108,327			
ASSESSED VALUE		283,683			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		233,683			
TOTAL JUST VALUE		392,010			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		356,680			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005975	(3) WINDOWS + 4 D	25,900	07/01/2020
7025	XFOB	6,800	02/27/1991
3719	N/A	52,500	11/20/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1969/0648	3/18/2015	WD	Q	I	01
GRANTOR: CLARK JEANNE M					SALE PRICE
GRANTEE: STEPHENS JOHN W & S					225,000
0482/0727					17,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES			
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BUILDING DIMENSIONS			
FSP=[YR=1993] W15 S5 W8 N5 W15 S12 BAS=[YR=1993] S28			
E13FOP=[YR=1993] S4 E12 N4 W12\$ E25 N28W38\$ E38 N12\$ PTR=E15			
FUS=[YR=1993] E4 UOP=[YR=1993] N4 FOP=[YR=1993] N4 E8 S4W8\$			
E8 S4 W8\$ E12 S19 W16 N19\$W15\$.			