

LOT 24
IN OR 1579/1349
PIRATES WOOD #4 UNR

HECK GLEN C/ROBB GAY E
97314 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	06	BD/BATTEN 100	0900	01	1,458	123.2721	154.09	224,663	1975	1990	0	0	24.75	75.25	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1392													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2023													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	100																											
Bathrooms	2.5	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																											
NEIGHBORHOOD/LOC	4032.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	616	100	616	71,427																									
BAS	352	100	352	40,816																									
BAS	220	100	220	25,510																									
FOP	24	30	7	812																									
FOP	196	30	59	6,841																									
FUS	204	100	204	23,654																									
TOTALS	1,612		1,458	169,059																									
EXTRA FEATURES															97314 PIRATES POINT RD, YULEE														
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	868.00	SF	40.00	40.00	100	2010	2010	3	60	20,832													
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030													
4	0810	CONCRETE A	0	100	18	26	468.00	SF	6.50	6.50	100	1998	1998	3	75	2,282													
5	0812	CONCRETE C	0	100	0	0	1,480.00	SF	4.00	4.00	100	2000	2000	3	79	4,677													
6	0303	FLT DOCK W	0	100	12	20	200.00	SF	26.00	26.00	100	2010	2010	3	60	3,120													
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	45	405													
8	1242	WD DECK A	0	100	0	0	625.00	SF	10.00	10.00	100	2005	2005	3	24	1,500													
9	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	2005	2005	3	24	317													
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	1,640													
LAND DESCRIPTION															TOTAL OB/XF 37,283														
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												
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																													

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