LOT 25
IN OR 797/1682
PIRATES WOOD # 4 UNR

COMPANION JAMES M & TERESA L
97292 PIRATES POINT ROAD
YULEE, FL 32097-3562

2024

43-3N-28-509D-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

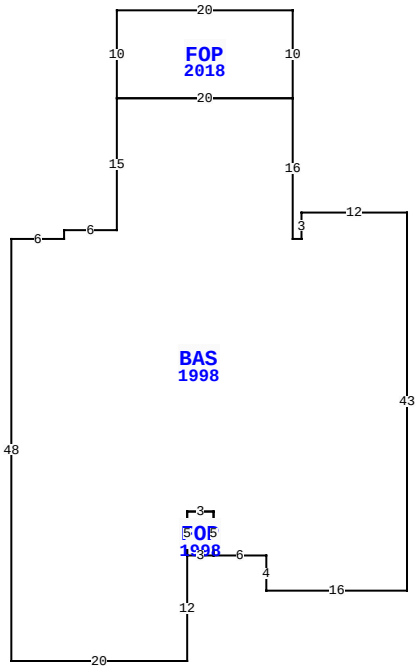
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,271	100	2,271	266,525
FOP	15	30	4	469
FOP	200	30	60	7,042
TOTALS	2,486		2,335	274,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	111.4407	139.30	325,266	1998	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1999 Heated Area: 2271 HX Base Yr 1999



97292 PIRATES POINT RD, YULEE

BLD DATE	03/03/2023 NW	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		274,037
TOTAL MARKET OB/XF VALUE		25,218
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		469,255
SOH/AGL Deduction		233,080
ASSESSED VALUE		236,175
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,175
TOTAL JUST VALUE		469,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109515	REPAIR/RRF	14,165	09/01/2021
974197	NEW CONSTR	100,000	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/1682	6/26/1997	WD	Q	V		35,000
GRANTOR: ELLIS ELIZABETH D						
GRANTEE: COMPANION JAMES M &						
0601/0125	7/02/1990	WD	Q	V		35,000
GRANTOR: SMITH WILLIAM C						
GRANTEE: ELLIS ELIZABETH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 S3 W1 N16 FOP=[YR=2018] N10 W20 S10 E20$ W20 S15 W6 S1 W6 S48 E20 N12 FOP=[YR=1998] E3 N5 W3 S5 $ N5 E3 S5 E6 S4 E16 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1998	1998	3	75	366	
3	0811	CONCRETE B	0	100	16	60	960.00	SF	5.20	5.20	100	1998	1998	3	75	3,744	
4	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2004	2004	3	22	554	
5	0300	BOAT DCK W	0	100	0	0	900.00	SF	40.00	40.00	100	2004	2004	3	36	12,960	
6	0310	AL GANG WY	0	100	0	0	17.00	LF	115.00	115.00	100	2004	2004	3	22	430	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	36	1,872	
8	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2004	2004	3	22	660	
9	0350	CARPORT WD	0	100	36	16	576.00	SF	13.00	13.00	100	2005	2005	3	24	1,797	

LAND DESCRIPTION

TOTAL OB/XF 25,218

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