

LOT 26
IN OR 1776/1535
PIRATES WOOD # 4 UNR

WATSON DAVID J & ANGELA
97274 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,709	100	2,709	470,995
FGR	570	55	314	54,593
FOP	149	30	45	7,824
FSP	410	40	164	28,513
PTO	70	5	4	696

TOTALS	3,908		3,236	562,621
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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	0811	CONCRETE B	0	100	0	0	1,436.00	SF	5.20	5.20	100	2007	2007	3	88	6,571	
2	0300	BOAT DCK W	0	100	0	0	1,098.00	SF	40.00	40.00	100	2007	2007	3	48	21,082	
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2007	2007	3	48	2,621	
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	31	465	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	31	279	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	620	
7	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2010	2010	3	45	2,621	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	SFR CANAL	100	

MARKET ADJUSTMENTS														HEATED AREA: 2709		HX Base Yr 2013	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0500	01	3,236	125.3040	187.96	608,239	2007	2007	0	0	0	7.50	92.50					
1 SFR CUST - 100% - 2013																	

97274 PIRATES POINT RD, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 34,259																	
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	0811	CONCRETE B	0	100	0	0	1,436.00	SF	5.20	5.20	100	2007	2007	3	88	6,571	
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7	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2010	2010	3	45	2,621	

TOTAL OB/XF 34,259																	
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
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		TOTAL MARKET OB/XF VALUE		562,621	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		170,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		766,880	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		405,750	
TOTAL EXEMPTION VALUE		HX HB VX		361,130	
BASE TAXABLE VALUE		TOTAL JUST VALUE		55,000	
TOTAL JUST VALUE		NCON VALUE		306,130	
NCON VALUE		INCOME VALUE		766,880	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				609,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226576	XFOB	7,300	11/01/2012
C17614	NEW CONSTR	0	12/01/2006
B17614	NEW CONSTR	0	12/01/2006
M12209	MECH OTHER	0	11/01/2006
R09528	REPAIR/RRF	2,500	07/01/2006
E0617508	ELEC OTHER	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1776/1535	1/31/2012	WD	Q	I	02	375,000	
GRANTOR: COX FRED W & SHERRI L							
GRANTEE: WATSON DAVID J & AN							
1152/1674	7/11/2003	WD	Q	V		90,000	
GRANTOR: COTTLE MARGUERITE R &							
GRANTEE: COX FRED W & SHERRI							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2007] W14FSP=[YR=2007] W10PTO=[YR=2007] N10W7S10E7\$W17S14E11S2E16N16\$ S16W16N2W11N14W19S54FGR=[YR=2007] S30E19N30W19\$E19FOP=[YR=2007] E27N5 W10N2W7S2W10S5\$N5E10N2E7S2E10 S7E14N56\$.																	