

LOT 27
IN OR 2543/698
PIRATES WOOD 4 UNR

ROGERS CHARLES MACK & PAULA JACKSON
4444 GA HWY 158 W
DOUGLAS, GA 31535

2024

43-3N-28-509D-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3 100
Bathrooms	2 100
Frame	02
Stories	1. 1. 100
Units	0 100
BUD4 Adjustme	30 . 100
BUD8 Adjustme	04
Occupancy	00

Quality	04
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	323,408
DKC	260	10	26	4,454
FGR	484	55	266	45,565
FOP	72	30	22	3,768
FSP	120	40	48	8,222
FSP	180	40	72	12,334

TOTALS	3,004		2,322	397,751
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	0	0	0	860.00	SF	40.00
4	0812	CONCRETE C	0	0	0	0	1,403.00	SF	4.00
5	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00
6	0303	FLT DOCK W	0	0	18	8	144.00	SF	26.00
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00
8	0350	CARPORT WD	0	0	13	10	130.00	SF	13.00
9	0350	CARPORT WD	0	0	18	10	180.00	SF	13.00
10	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,322	147.3528	184.19	427,689	1988	2008	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 1888									
HX Base Yr									
97260 PIRATES POINT RD, YULEE									

TOTAL OB/XF									
21,580									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	0	0	0	860.00	SF	40.00
4	0812	CONCRETE C	0	0	0	0	1,403.00	SF	4.00
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7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00
8	0350	CARPORT WD	0	0	13	10	130.00	SF	13.00
9	0350	CARPORT WD	0	0	18	10	180.00	SF	13.00
10	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00

TOTAL OB/XF									
21,580									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	0		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					397,751				
TOTAL MARKET OB/XF VALUE					21,580				
TOTAL LAND VALUE - MARKET					170,000				
TOTAL MARKET VALUE					589,331				
SOH/AGL Deduction					0				
ASSESSED VALUE					589,331				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					589,331				
TOTAL JUST VALUE					589,331				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					554,043				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800805	REPAIR/RRF	12,498	01/01/2018
M1703889	H/AC	0	05/02/2017
2477	H/AC	2,500	03/01/1988
2924	NEW CONSTR	2,500	02/24/1988
4755	NEW CONSTR	2,000	01/20/1988
4597	NEW CONSTR	102,600	01/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2543/0698	3/02/2022	WD	Q	I	01	640,000	
GRANTOR: FOX SAWYER R							
GRANTEE: ROGERS CHARLES MACK							
2329/1346	12/31/2019	WD	Q	I	01	360,000	
GRANTOR: MCKINNON BOBBY E & BE							
GRANTEE: FOX SAWYER R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W18 DCK=[YR=1993] W26 FSP=[YR=1993] W12 S10 BAS=[YR=1993] S35 FGR=[YR=1993] W2 S22 E22 N22 W20\$ E20 FOP=[YR=1993] E9 N8 W9 S8 \$ N8 E9 S8 E27 N35 W56 \$ E12 N10 \$ S10 E26 N10 \$ S10 E18 N10 \$.									