LOT 31
IN OR 2189/1726
PIRATES WOOD 4 UNR

JONES ANGIE/THOMPSON NORMAN ALLEN JR
97208 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

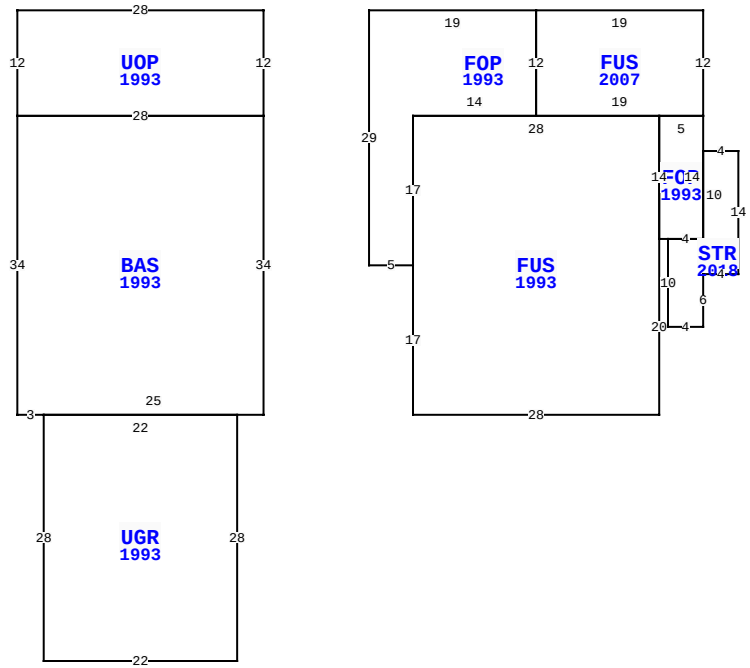
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	105,663
FOP	70	30	21	2,331
FOP	313	30	94	10,433
FUS	952	100	952	105,663
FUS	228	100	228	25,306
STR	96	10	10	1,110
UGR	616	45	277	30,744
UOP	336	20	67	7,436
TOTALS	3,563		2,601	288,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	111.6864	139.61	363,126	1982	1982	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2019 Heated Area: 2132 HX Base Yr 2019



97208 PIRATES POINT RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,685
TOTAL MARKET OB/XF VALUE		5,705
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		464,390
SOH/AGL Deduction		184,528
ASSESSED VALUE		279,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,862
TOTAL JUST VALUE		464,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980755	REPAIR/RRF	3,500	05/01/1998
95 02269	GARAGE	10,472	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1726	4/13/2018	QC	U	I	11	132,000
GRANTOR: JONES ANGIE						
GRANTEE: JONES ANGIE & NORMA						
2158/0695	11/10/2017	SW	Q	I	02	289,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JONES ANGIE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S12 BAS=[YR=1993] S34 E3 UGR=[YR=1993] S28 E22 N28 W22$ E25 N34 W28$ E28 N12$ PTR=E50 FUS=[YR=2007] W19 FOP=[YR=1993] W19 S29 E5 FUS=[YR=1993] S17 E28 N20 FOP=[YR=1993] E1 STR=[YR=2018] S10 E4 N6 E4 N14 W4 S10 W4$ E4 N14 W5 S14$ N14 W28 S17$ N17 E14 N12$ S12 E19 N12$ W50$.

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	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	1995	1995	3	70	2,308	
2	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	1998	1998	3	75	3,397	

LAND DESCRIPTION

TOTAL OB/XF 5,705

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