

LOTS 33 & 34
IN OR 722 PG 1683
PIRATES WOOD # 4 UNR

CAMPBELL WILLIAM STEPHEN
97194 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0033-0000



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 1 4														
Exterior Wall	05	AVERAGE 80	0900	01	2,184	117.5118	146.89	320,808	1984	1984	0	0	0	19.09	80.91	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 1995													Heated Area: 1867													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1995													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 80																											
Interior Floor	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	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													04													
NEIGHBORHOOD/LOC		4032.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	28	15	4	476																									
BAS	1,267	100	1,267	150,582																									
DCK	590	10	59	7,012																									
FGR	462	55	254	30,188																									
FUS	600	100	600	71,309																									
TOTALS		2,947	2,184	259,566																									
EXTRA FEATURES		97194 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	100	1984	1984	3	56	1,960													
2	0825	BRICK	0	100	0	0		225.00	SF	12.50	100	1984	1984	3	80	2,250													
3	0300	BOAT DCK W	0	100	0	0		360.00	SF	40.00	100	1993	1993	3	20	2,880													
4	1242	WD DECK A	0	100	18	21		378.00	SF	10.00	100	1993	1993	3	20	756													
5	0303	FLT DOCK W	0	100	8	20		160.00	SF	26.00	100	1993	1993	3	20	832													
6	0310	AL GANG WY	0	100	0	0		20.00	LF	115.00	100	1993	1993	3	20	460													
7	0812	CONCRETE C	0	100	0	0		1,440.00	SF	4.00	100	2004	2004	3	84	4,838													
TOTAL OB/XF 13,976																													
LAND DESCRIPTION																													
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	2.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	289,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/06/2024 BY SYS																													