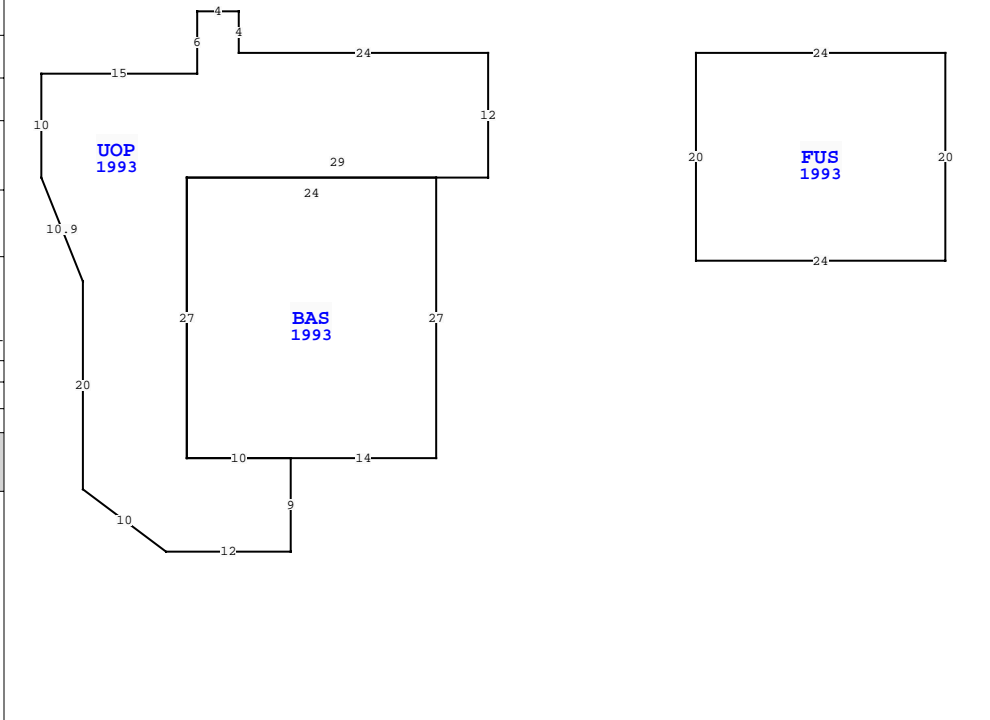


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	13 LVT/LAMNT 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,318	134.8620	168.58	222,188	1986	2000	0	0	11.50	88.50		



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	648	100	648	96,677
FUS	480	100	480	71,612
UOP	948	20	190	28,347
TOTALS	2,076		1,318	196,636

EXTRA FEATURES																
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	0940	SHEDS/PORT	0 100	12	13	156.00	SF	30.00	30.00	100	1995	1995	3	20	936	
2	0300	BOAT DCK W	0 100	0	0	225.00	SF	40.00	40.00	100	2005	2005	3	40	3,600	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	45	1,800	
4	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	10.00	100	2012	2012	3	55	3,960	

97174 PIRATES POINT RD, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,636
TOTAL MARKET OB/XF VALUE			10,296
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			376,932
SOH/AGL Deduction			177,388
ASSESSED VALUE			199,544
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			144,544
TOTAL JUST VALUE			376,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
392	REPAIR/RRF	3,000	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/0769	10/24/2018	WD	Q	I	02	270,000
GRANTOR: BASTIAN RONALD TEDDY						
GRANTEE: CANAVAN DAVID OWEN						
1581/1977	8/20/2008	WD	Q	I		220,000
GRANTOR: DAVIS SHARON D						
GRANTEE: BASTIAN RONALD TEDD						

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=1993] W24 N4 W4 S6 W15 S10 D10 R4 S20 D6 R8 E12 N9 BAS=[YR=1993] E14 N27 W24 S27 E10\$ W10 N27 E29 N12\$ PTR= E20 FUS=[YR=1993] E24 S20 W24 N20\$ W20\$.

LAND DESCRIPTION																								
TOTAL OB/XF 10,296																								
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	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							